



White House Farm
Dublin Road, Occald,
IP23 7PY

Heritage Statement

Client: Celia Johnstone

PRECIS:

Heritage consultancy services have been instructed to assist proposals to make alterations to the side of this listed building on Dublin Road. Due to its national importance and location, an understanding of the historic and architectural significance of the building and its context is required.

The Heritage statement demonstrates how the scheme will, by nature of its location, scale and massing, pay reference to the character of the designated heritage asset and is in harmony with the setting of the host building.

Prepared by:



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1.0 INTRODUCTION

1.1 Context and Proposals

The intention is to make alterations to the side of this building on the north side of Dublin Road. The subject site is to the south east of the main house and concerns an area which extends out to the pond and the gardens on this side of the property. The proposal is to make alterations that reflects positively on the interest of the building.

The report demonstrates the architectural and historical significance of White House Farm and assesses the impact of changes proposed to the exterior on the special interest of the building.

White House Farmhouse is a grade II listed Farmhouse from the 16th and 17th centuries with 19th century alterations. It is over 2 storeys (and attic) with the timber framing and slated roof being of special interest. The pierced bargeboards are also distinctive features on the elevation.

For this reason, a Heritage Assessment is required to support the alterations to the building and ensure the design of the new is in keeping with the architectural character of the host building.

As a listed building some diligence is expected when it comes to the design of the proposed extension. Matters concerning scale, mass, materials, windows and roofline are important to the coherence of any development. Proposals within or affecting the setting of heritage assets are required to include a site analysis which demonstrates how the proposal will respect and enhance the asset.

It is important to ensure that works to the house will maintain the characteristics and elements of the house to a type and style as appropriate for its period.

Integration of new development, within the distinctive setting of **White House Farm** is an exercise that demands a high level of understanding, observation, ingenuity and sensitivity. The purpose of such an assessment is to show how the design of the proposals has been created to mitigate any damage to important historic fabric and that the impacts on layout are minimal.

The heritage significance of the building can be attributed to its remaining historic fabric, and how it contributes to the understanding of the historic farmstead.

The starting point of such an analysis is in defining the qualities of the setting within which the site sits and its relative significance. It is then possible to assess and determine the degree to which the proposals will impact on the visual and physical character of the building and street.

Overall Objectives

The purpose of the report is to assess the impact on the heritage assets. This Heritage Statement identifies the broad principles which encompass the character and sense of the building, describing ways in which development can support these aspects and avoid harming what is of value.

The report concludes that the *proposed* alterations to the elements of the side elevation do not affect the visibility in which heritage assets are appreciated or have a negative impact on the reading of the architecture which makes it significant.

In accordance with paragraph **194 of the National Planning Policy Framework (NPPF, 2023)**, the document provides sufficient information about the heritage significance of the building and its contribution to the character and appearance of the area to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the character and appearance of the listed building.

Proposal

White House Farm is a two storey house (located along Dublin Road , east of Occold village. It is timber framed and is rendered, with a traditional roof and two chimney stacks. The building is currently over two storeys, with a number of previous additions consisting of the front porch, single storey conservatory tot eh side and a one-storey rear extension (WC's, storage etc).

The area of the building identified for change is adjacent to an area that has already witnessed some change. The kitchen is the rear range of the main building and it is appended by the one storey rear extension from the 19th century on its north side. On the south side of the kitchen is the conservatory, erected 21 years ago.

The conservatory is a later addition which was constructed to resemble a traditional outside garden room. It us located on the southern end of the eastern side elevation and can be glimpsed in section from the road. The rational to improve the side elevation is founded on the basis of creating a structure that complements the existing conservatory and is designed to reflect the core building.

The proposals are to make an extension that is in keeping with the listed building and draws attention to its inherent qualities.

It is important to find an approach that is sympathetic to the listed building. The scheme considered here is sensitive and relates well with the form, design and materials of the historic structure.

It is intended to make an addition to the building that is appropriate to its architectural character and streetscape context. The new structure will be treated in a traditional manner, and improvement will be made to the arrangement of the fenestration on the ground floor, so it is aligned to the host building and retains a secondary importance in the built hierarchy.

The alteration to the ground floor will engender a more traditional approach, giving the building an elegance in build and a finesse in detailing.

1.2 Methodology

The historical background of **White House Farm** is assessed in order to understand its development, with historic photos and morphological maps contained in 2.1. Information is provided on the history and architectural character of the house, and the current condition of the site, including a selection of photographs.

This report is based on information collected from a variety of primary and secondary sources, including historic mapping. The observations made through site photographs have been reviewed in the context of documentary research. The subject building and surrounding buildings have been viewed and studies of key impact views taken are provided.

A collation of existing written and graphic information has been assessed in order to identify the likely character, extent, and significance of the known historic or potential archaeological interest in the resource, including their local, regional or national significance as appropriate.

The assessment considers **(in Section 2.0)**, the historic context of this central area in Mid Suffolk, including the prevailing characteristics of **White House Farm**. We also examine the architectural influences of the visual setting within which the building sits **(Section 3.0)**.

1.3 Policy Framework

The relevant planning policies are contained in the National Planning Policy Framework (NPPF, Revised 2023) and Hertsmere District Plan (2012-2027).

National

It is important for the scheme to have due regard to the objectives of local and national planning policies and the need to preserve the special character of the listed building (as required by the (PLBCA) Act 1990) and the special qualities of the Conservation Area.

Sections 16 and 66 of the 1990 Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a conservation area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 - the legislation which provides for the designation and protection of listed buildings and their settings and conservation areas.
- The National planning policy framework, Sept 2023 (NPPF), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008 (which sets out guidance for the sustainable management of the historic environment); and The Setting of Heritage Assets (2011).

Policy guidance towards planning indicates the importance of evaluating the historic environment in making development decisions. It states in the NPPF that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting¹

¹ ΝΠΠΦ παρ.α 128.

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings, neighbourhoods and places. The idea of “significance”, lies at the core of objectives given by English Heritage, “*Conservation Principles, Policies and Guidance*” (2008)

The NPPF constitutes the government’s current national guidance and policy regarding development within the historic environment. Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 184 to 202. The NPPF places much emphasis on heritage “significance”, defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting."

Mapping and assessment in Section 2 demonstrates how the past has shaped the present landscape and it provides the evidence base required for plan making (169, NPPF). It shows the development of the history, fabric and character of the street with an understanding of its origins, how and why it has changed over time. This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset’s conservation and any aspect of the proposal

At the same time, we note that (para 200) states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.

Local Plan

Section 38 (6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined by the development plan unless material considerations indicate otherwise. The development plan in this instance comprises the Babergh and Mid Suffolk Joint Local Plan, Part 1 – November 2023 (BMS 2019-2037).

Proposals affecting heritage assets will be assessed by the degree to which they conserve their significance, by being sympathetic to the assets’ significance. Development should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings.

The Council expect applications to respect the existing character of the area and the scale and appearance of the buildings. Regard should be paid to the height, bulk and design of new buildings and the texture and colour of materials to be used externally. It is important that developments draw on their local context to evolve the character in a way which efficiently uses land.

The key policies in the **BMS Local Plan** (2023) are based on promoting high quality development, sustainable design and physical works to improve the districts places, whilst preserving and enhancing the unique character of rural areas and its agricultural connections. **Policy LP19** concerns the historic environment and will encourage schemes that promote the distinctiveness of historic and valued buildings.

Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.

The quality of Mid Suffolk's environment is reflected in its built heritage. It has a rich and diverse historic environment, and its historic buildings, areas and landscapes contribute to the special character of the District and help create a sense of place. The underlying basis of Local development policy is to protect the District's listed buildings and their setting and preserve and enhance the special character of the historic towns.

In summarizing the effects of the proposed on the listed building and its heritage significance, we refer to LP19 at the end of this report:

LP19 gives protection to historic buildings. This policy identifies the importance of setting including the character and appearance of the settlement, as well as the attention given to protecting the settings of listed buildings.

LP19 concerns development affecting Listed Buildings and provides a more detailed guidance on the Council's approach to protecting and enriching the range of features that make up its built heritage. The Policy affirms that development affecting a listed building should be in keeping with its scale, character and surroundings.

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

2.1 Location

The house stands in large grounds and forms part of a group along with other buildings including the attached outbuildings, which make a significant contribution to the local area. It has a Classical design typical of the 17th century and retains some of its original features.

2.2 Summary History of the area

The town of Eye derives its name from the Old English word for 'island' and it is believed that the first settlement on the site would have been almost entirely surrounded by water and marshland formed by the River Dove to the East and South East; its tributary to the North; and by the low land, part of which now forms the Town Moor, to the South and West. Even today, the area is still prone to flooding in areas close to the River Dove, a tributary of the Waveney River which marks the boundary between Suffolk and Norfolk. A recent archaeological dig close to Hartismere High School produced a number of interesting finds including a rare 'crouch' burial.

Early

There is much evidence of prehistoric settlement in the area and a settlement existed here in Roman times, as given through buildings and coins dated circa 365.

In Saxon Britain, prior to the Norman Conquest, Eye was one of the numerous holdings of Eadric of Laxfield, a wealthy and influential Saxon and the third largest land holder in Suffolk.

After the Norman Conquest, the importance of the town was firmly established in the region when the Honour of Eye was granted to William Malet, a Norman Lord, and continued to be held by royal or noble families until 1823. Between 1066 and 1071, Malet constructed a castle, to establish his military and administrative headquarters, and started a highly successful market thus initiating the urbanisation of the settlement.

Later in 1086-7, Robert Malet, William's son, founded the Benedictine Priory of St Peter, a cell of the Abbey of Bernay in Normandy. The Abbey (now a private house) occupies the site and there are very few remains of the priory still in existence.

Eye began to lose its strategic importance after 1173 when the castle was attacked by the Earl of Norfolk, during the rebellion against Henry II, and later during the Barons' War of 1265 after which it never regained its former status. Its prison continued in use up until the early C17th despite a gradual demolition of most of the castle buildings during the C14th.

A windmill, built in 1561-2, stood on the motte until the circular mock keep was built in 1844. The ruins of the keep are still in place today, and Castle Street and Church Street trace the elliptical shape of the former outer bailey.

There has been a church in Eye at least since 1066 but the present building, the Church of St Peter and St Paul, dates from the C14th and is considered one of the finest churches in the county. The church was restored in 1868 by James Colling, a London architect. A particular feature of the church is the magnificent late-C15th rood screen which has a loft and rood designed by Ninian Comper in 1925.

17th century

The earliest mention of industry in Eye records that in 1673 'the women's employ in this town is making of bone lace'; the last lacemaker in the town died in 1914. Lace was not the only industry, however, and the County Directories, list the many trades and occupations of the people of Eye over the centuries.

They included blacksmiths, wheelwrights, coopers, clockmakers, tailors, milliners and printers. There were several slaughterhouses, two breweries, and two retteries for the processing of flax. Iron and brass founders, agricultural implement makers, and church bell frame makers and hangers remained in operation into the C20th.

Eye was once the smallest borough in the country, its claim based on the 1205 Charter of King John. The Charter was renewed in 1408 and then by successive monarchs. From 1571 to 1832 Eye boasted two MPs and was widely considered a rotten borough until the reform act of that year. In 1830 William Cobbett visited Eye and described it "a beautiful little place, though an exceedingly rotten borough" – thankfully only the beauty remains! Until 1983, the town retained an MP after which the Eye Constituency became the Central Suffolk Constituency.

In 1846 Eye Borough Council failed in its attempt to route the new London-Norwich railway line through Eye. The line, completed in 1849, went instead through Diss ensuring its growth in prosperity and population while the importance of Eye waned. A branch line from Mellis finally closed in 1964. Today Eye, retains its character as a small market town.

2.2.1 Development of White House Farm

In the earliest plans (1884), White House Farm is shown as one of 3 farm complexes on this stretch of the road. On its southern side, Maltings Farm and High House Farm are present.

The farmhouse is a rectangular shape and the building is aligned in an east west direction, parallel to Dublin Road. The building occupies a long linear footprint. In 1903, there are several outbuildings to its north, representing its agricultural activity. The plots on the map represent a mixture of barns, sheds and stables.

Early access to the building was from the north west along a n arced shaped track that was enclosed by the farm buildings on its north side. The current access from Dublin Road is a continuation of this movement pattern.

The extension on the north side of the host building are present in 1903, with a detached structure in place, possibly a hay barn or a building with other ancillary uses. In the present day, the current incumbents moved into the property in 1994. There have been a number of changes made, mainly to the outbuildings, to give the house a diversity of uses.

In relation to the subject site, the former conservatory was removed and replaced by the existing at this time.

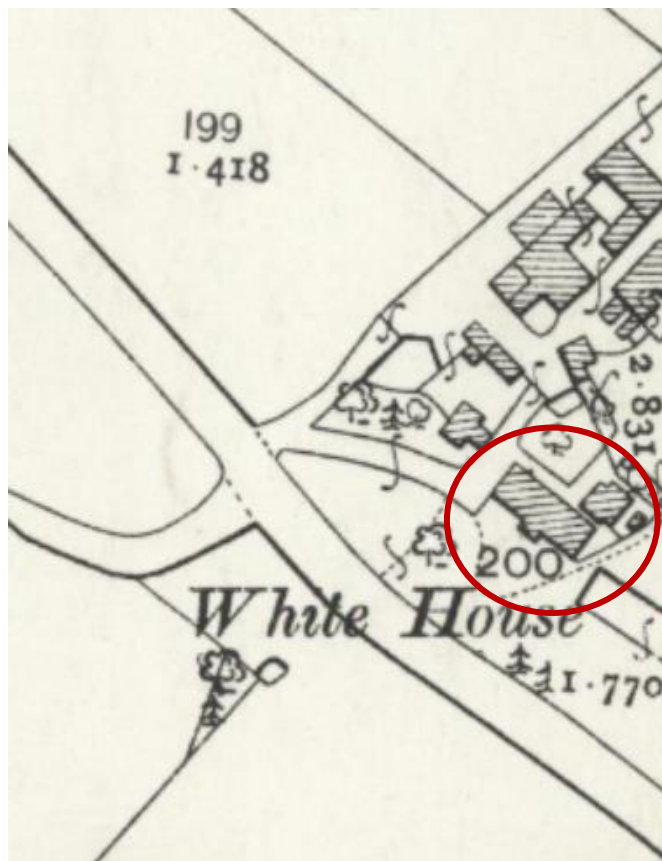
Planning History

Several proposals have sought to make changes to the building and its outbuildings in the last 20 years;

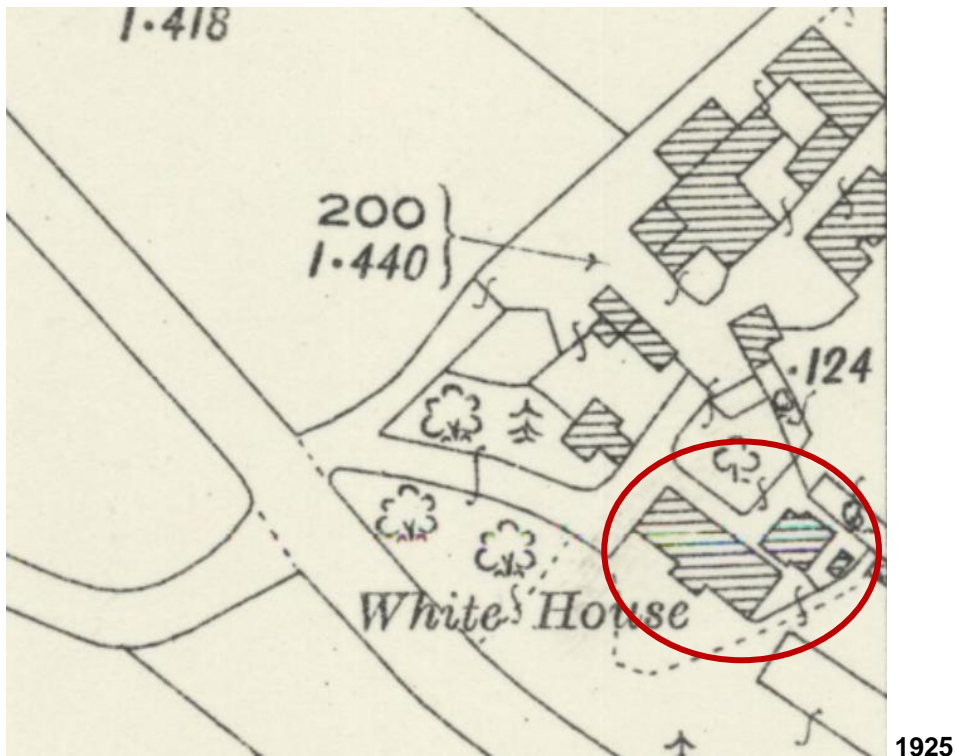
- Replace small double glazed doors on front elevation with sash window to match existing adjacent sash windows (2011)
- Conversion of out building to guest annexe, for use in conjunction with house (2006)
- Change of use of land from agricultural to domestic garden land and creation of tennis court (2001)
- Erection of lean-to roof and supporting structure to existing flat roofed conservatory, (1996)



OS Plan 1884



1903



2.3 Listed Building Designation

Listed on 23rd June 1988, the description reads:

Farmhouse. C16-C17 with C19 alterations. Timber framed and plastered with a slated roof. Pierced bargeboards. 2 storeys and attic. 4 windows, 2 on each side of the porch, the pair to the left widely spaced: 6-paned sashes in flush frames; ground floor windows have console-bracketed cornices. To left, C20 French windows in C19 surround, also with bracketed cornice. The right of centre is a 2-storey white brick porch of early-mid C19 date: clasping pilaster strips rising clear of the parapet, pedimented parapet to front and sides. Doorway has fluted pilasters and entablature; 4-panel door, the upper panels glazed. Above is an inset sash window under a flat brick arch. 2 internal stacks, the white brick shafts probably contemporary with the porch. Rear additions, mainly of C19 date. Interior not examined.

White House Farm is then a former 17th century farm, built around a yard with adjoining barns and outbuildings that purport to its earlier activity as a farm. The main south facing façade comprises a classically inspired elevation and a slated roof, giving an attractive composition at lower and upper orders of the building.

The building is seen in full from Dublin Road. In earlier times and in the current day, the front door of the farm was on its south side and the active agricultural part of the building was on the north side. At its respective sides it is possible to see the side of the Conservatory on the east side, and the single storey barn on the west side.



Historic England image of White House Farm (Ref: IOE01/10673/31)

3.0 ARCHITECTURAL AND HISTORIC SURVEY

3.1 Form & Significance of the building

The building in question is a large two-storey house with slated roof and two stacks. It dates from the late 1600s or 1700s and has sufficient historic integrity to warrant listing.

The varied character of all four elevations makes the building read as being composed of different parts. Each elevation has a distinctive element that sets it apart from the other sides of the building. This means that the building can be read as comprising 4 unique walls with varying degrees of significance and, in some cases, a degree of distraction from the original.

Over the centuries it has been extended by an additional outbuilding to the rear and a porch to the front. The conservatory (early 2000's) is an example of a later addition that replaced an older garden room. As a whole **White House Farm** makes a significant contribution to the built heritage of the district as an example of a large rural dwelling in traditional materials.

The farmhouse is very much a standalone self-contained structure based on the confines of the brick walls. The living space is contained within an L-shaped layout that has the main door to the front on the south side with direct access to the road.

The property has been a family home for a considerable period of time and the long-term ownership is reflected in the mix of architectural character imposed on it. The building comprises a front range and a rear range, The front range consist of the Lounge, dining and sitting area, whilst the rear is given over to secondary spaces occupied by the kitchen, office and pantry. The front of the building is mainly timber framed with plaster infill, whilst the rear is built of brick.

The building is sited with its south side relating to the access track and car parking area, whilst the east and north have an outlook to the gardens that enclose the site. The north side of the building refers to the former farmstead of which the farmhouse was central. The external elevations still relate well to the present and historic function and there is still a basic parity with the building plan and estate boundary lines.

The extent of the front garden appears proportional to the height of the building and its depth, whilst also referring well to the width of the road itself. From the road entrance it is possible to make out the western extent of **White House Farm**, including the two single storey outbuildings which flank outwards from this point.

From the roadside it is not possible to make out the full extent of the double depth, as this is screened by shrubbery. So, it is not possible to appreciate the front and rear of the house in one panorama.

The windows are of an equal size and combine to create a symmetrical front elevation. The elegance is expressed further by the sash windows being recessed into the wall and the chimneys at both ends of the ridge above.

The existing plans relate to the general dimensions and proportions of the original building with the rooms following the existing line of the original walls from the ground-floor up. The arrangement of rooms on the first-floor also relates to the original building and currently a roof space is contained within the slope of the gables and so have greater constraints of space compared to the ground and first floor.

From the road the south part of the main building is witnessed. There is a well sized front garden which blends into the former agricultural buildings - It is effectively a forecourt given over to car parking spaces and to the rear is a deep garden. The property is accessed via the main door central to the front facade but also benefits from side access to the rear garden.

The subject building occupies a space at the south western end of the plot. The garden land extends back so it is approximately the same size area as the garden at the east side. The garden then is a large L-shaped body of land which makes the grounds of **White House Farm** some depth.

The single storey outbuildings to the north are important, particularly from an architectural perspective and the effect they have on the main building.

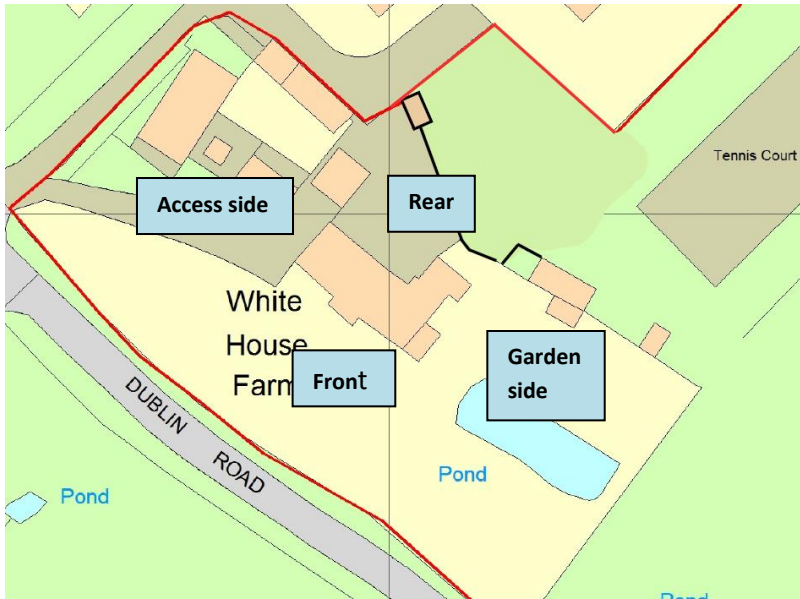


Figure 1: Building Plan



Figure 2: Building Ages

Layout and Plan

The building floor plan is formed of rooms on either side of the hallway that runs between the front and rear range, with three main rooms at the front and three at the rear. The later extension forms an additional space to the north east side on the ground floor. The upper floor shares the same principal layout, a format that provides accommodation in similar room sizes accessed from the staircase.

The building is double depth with a spine wall running in an east west direction forming the separation of the front and rear half of the house.

In keeping with the main role of the first floor as providing sleeping accommodation there been more subdivision of space in the rear half of the building to create bedroom, bathroom and waiting area accommodation.

The original core of the building retains its original oak beams and working fireplaces although it is not known if any beams have been replaced in recent times. The wall in the centre of the old house between the front and rear range was built thick to help carry the weight of the chimney stack. The chimney breast, therefore, retains its original positions, heating rooms of the building. The associated fireplace on the first-floor has been filled in whilst the ground floor fireplace has been preserved in two positions.

The retention of the former room sizes gives the current building well-formed spaces including a semi-open staircase at ground level.

3.2 Exterior

Description of the Elevations:

FRONT:

The original building is mainly witnessed in full on the south elevation where an overall symmetry given by the regular windows. The original timbered porch has been rebuilt and is of a later 19th century decorative quality. On the western elevation, the rear range is defined by the changed in materiality to the brick on the wall. At the rear the varied windows relate to a more asymmetrical composition which typifies this side of the building.

The building is noted for its rectangular-shaped plan comprising a two storey main house with a pitched roof and attached single storey outbuildings. At the front, its Classical style is presented through the porch with pilasters and entablature to the front and sides.

The brackets on the ground floor windows and fluted pilasters of the doorway are an intricate detail which when coupled with the sloping slate roof imbue great quality. There are four, deeply recessed, ground floor 6-over-6 sash windows with segmental headed openings that give attention to architectural detail. The first floor inset sash window under a flat brick arch gives a fine balance to the composition, making the central bay express the central axis of the building when reading it along the horizontal plane.



Front Facing



East side facing, view over pond

REAR:

The rear aspect of the building is defined by the planned and finely landscaped garden area.

The formal aspect of the front elevation that give it a classical manner, are acknowledged in the rear elevation., However, as the secondary part of the building with less onus on its roadside appearance, the degree of formality is slightly less.

The rear is read as a continuous elevation with a series of bays on both floors. The west side is marked by the presence of the main bay, expressed as a built form that projects out from the main wall. This bay also has a gabled roof that characterised the rear of the building.

The fenestration is irregular and there are three different window sizes with positions of openings also being varied over the bays. The main window is the large sash on the stair bay. There are also large picture windows on the first floor on the bays to the side of the staircase bay, whilst the barge boards on the gable draw attention to the centre.

The one storey extension is more aligned with the host building when seen from the rear, as it has a flush building line and the windows are similar in size and line. In addition, a lean to comprising a rear entrance porch is positioned at the corner of the return to the main building.

The rear extension is seen on the north elevation and is a part of the eastern side section. It is in contrast with the older building it adjoins and is typical of secondary structures created at the rear of farmhouses. It is interesting that it was built on the site of a small structure noted in this position on Victorian maps. It is possible it may have followed a similar building line and was also built to one storey in height.

As the rear extension is aligned at right angles to the core building this gives the whole building an L-shaped layout. The eaves on the later addition connect broadly between the ground and first floor windows of the house, suggesting that little care was taken in making the new on this elevation match up with the older half.



Staircase bay



Rear extension/ outbuilding



Lean to porch on rear extension

ACCESS SIDE – ON THE WEST

The western elevation is of a simple appearance, with rendered walls on the front and rear ranges. The fenestration is balanced by one window high into the gable at the front and another window on the ground floor of the rear range. The bargeboard on the roof and profiled cills of the windows seen to the front are strong impressions of the farmhouse in this aspect. There are only two small windows on the side located at the roof.

On the other side of the access track, a single storey brick shed and a new accommodation block built of clay lump, add to the farmyard character.



Bargeboards



Outbuildings/ shed

EAST SIDE

The garden is wide and open, with a patio extending out from the kitchen section. The one storey rear extension steps down in height from the kitchen bay on the rear wall.

The kitchen has a double width opening door. The roof over the kitchen bay has a single pitched slope that is visible from the east but not seen on the rear elevation. The bargeboard is unadorned and it takes a different angle to the slope of the front range. There is a simple 90 degree return at the end of the kitchen which marks the end of the older building and heralds the point where the rear extension is attached.

Guttering is found on the underside of the eaves. In an elevation that relies largely on its simplicity, decorative touches are limited. Yet all the same, the current elevation is of more interest than the one which preceded it before the existing owners moved in. As the former conservatory (prior to 2001) had a flat roof and dark structural elements reminiscent of a structure from the 1980's.

The east elevation is comprised of three movements with front range and rear range counterpoised against the return of the single storey extension. On the eastern side, the rear range (over the kitchen) is formed of a half pitched roof or lean-to. This forms a transition between the main building and the rear extension. The rear range is brick built and was added later to the front range, thereby giving a change in the profile of the eastern section.

Alterations to the east side have an impact on the symmetry of the building and are also seen as an additional layer in the building's history. When viewed from the pond the building descends from the two storey front along to the one storey rear extension., The profile of the roof is seen as being formed of three different angles of pitch. The roof on the rear range is on a different pitch to the front. Whilst the roof on the rear extension fronts the garden and so is aligned differently to the main roof.

The rear extension is on a different alignment to the main building as the return bay at its end pushes out into the garden space. This makes the outbuilding an L shaped plan and an awkward addition to the host building.

It is useful to note that the conservatory is scaled to refer to the height of the kitchen door. The conservatory is built to complete the width of the bay on the side section of the house, forming a structure on the corner with the front of **White House Farm**.

The glass structure effectivity embraces the section which forms the front range of the building. It is arranged of glass panels set within plastic columns over a course of brick that forms the plinth. The roof is hipped and a shallower pitch than the main roof. The ridge height is above first floor level although it is difficult to read the floor levels when looking from the outside. The eaves however can be compared with the height of the kitchen door.



Conservatory, prior to 2001



3.3 ASSESSMENT OF SIGNIFICANCE

The building has much significance in terms of its position and history relative to the farm house group. The fabric is not greatly altered and consists of some original 17th century timber on the inside, as well as later Victorian brickwork on the rear range. The attached outbuildings are also thought to make a significant contribution to the local area. Although their architectural quality is rather different.

White House Farm has a strong farmhouse design typical of the late 17th century tradition and it retains many of its original features. Although the barn has been extended and converted to residential use, its design is typical of Mid Suffolk farm buildings.

A Statement of Heritage Significance is an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance. This analysis has underpinned the design of the proposal and takes account of:

- a) the special architectural or historic importance of the building;
- b) the particular physical features of the building that justify its designation as a listed building.

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. With any heritage assets which may be affected by direct physical change or by change in their setting, it is important to properly assess the nature, extent and importance of their significance. This report assesses the heritage significance of the site, in particular, the listed building itself and the contribution of the setting of the garden area on its significance.

The Government's objectives for planning in the historic environment are to deliver sustainable development by ensuring that policies and decisions concerning the historic environment, including:

- *recognition that heritage assets are a non-renewable resource;*
- *taking account of the wider social, cultural, economic and environmental benefits of heritage conservation;*
- *recognising that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.*

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The idea of 'significance' lies at the core of objectives given by English Heritage, 'Conservation Principles, Policies and Guidance' (2008).

The criteria used for assessing significance is based upon the Historic England guidance contained in the revised 'Statements of Heritage Significance²'. This document highlights the importance for Understanding the significance of heritage assets, in advance of developing proposals for buildings and sites, enabling owners and applicants to receive effective, consistent and timely decisions.

Significance is categorised into three main headings:

Archaeological interest: the potential of a place to yield evidence about past human activity. There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Historic interest: the meaning of a place for the people who relate to it, or for whom it figures in their collective memory or experience. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural or artistic interest: the ways in which people draw sensory and intellectual stimulation from a place. This may result from an interest in the design and general aesthetics of a place which can arise from conscious design or fortuitously from the way the heritage asset has evolved. This will often include an interest in the art or science of the design, including the construction, craftsmanship and decoration of buildings and structures of all types.

² Historic England Advice Note 12, Published 21 October 2019

Recent Historic England Guidance on the Setting of Heritage Assets states that the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. It advises that the protection of the setting of heritage assets need not inhibit change and that change can enhance or reduce the significance and appreciation of an asset or leave it unchanged.

The setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

In addition, context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. In respects to setting and context, the application site forms a part of the setting which contributes to the significance of Dublin Road and Mid Suffolk.

Views towards the listed building of taken from Dublin Road may contain views of the new (proposed) development. This indicates there will be change in the wider setting which will affect the setting of the listed building. This said, design has been ordered to achieve full mitigation and the extension will only be viewed from within the private grounds of the house. With respects to the road, the existing conservatory will screen any view of the new orangery.

There are interests in the design and general aesthetics of the building, arising from the way the heritage asset has evolved. What follows is an assessment of the significance of the heritage asset potentially affected by the proposals. More specifically:

i. Archaeological interest: MEDIUM

In respects to the evidential value, the surviving timbers in the building are evidence that illustrates the role early craftsmen and builder had in making this house. The visible timber beams and large inglenook fireplace in the lounge/ sitting room are strong examples of the post medieval archaeology.

As a building which has been added to at various stages in the 20th century it has many layers. The consequence of having new walls (on the rear range) added to the existing will have led to new junctures being formed. This is also the case where porches have been added to the front and rear. When the conservatory was built the existing opening in the sitting room was widened to allow the space to be formed and maximise the light coming into the room.

Only two early structural elements are seen in the current building in the form of the inglenook fireplace and the timber beams. Yet there is likely to be many timber posts/ concealed under the wall plaster and linings of the original early 17th century structure. Further examination would reveal the degree to which these elements form a frame through the building.

The proposal considered here is to an external area that abuts the brick built rear range. So, as it not making any changes to the internal spaces the archaeological import of the building will not be impacted.

ii. Surviving historic elements within the site; TO HIGH

The house has much historic value through its use both as a private property that once was an important farmhouse in the locality. It has historic links to the development of the settlement in Dublin Road and Occold.

The farmhouse is a good example of its type. The present building has undergone some alteration, but the architectural structure of the original core remains much the same, albeit with the extensions added on its north and east elevations, as well as the change to the porch on the south side. The building of the conservatory on the east side is of some interest and adds to the historic narrative of this building.

Although its use as a farmhouse for which it was built is no longer current, it survives as a house. It has been able to adapt to changing forces in the agricultural economy (since the Cap reforms of the 1970's etc) and the conversion of the outbuildings for holiday accommodation demonstrates its ability to deal with change. It's changed form and shape contributes to an understanding of the history of farmhouses in Suffolk and England. There is a strong historical association with the evolution of Occold.

The building principally derives its significance from being a 17th century farmhouse. It is representative of the large double-range plan type, in its form and shape. The retention of the former main door to the building in the centre of the south elevation indicates its historic relationship with the settlement, whilst the location of the former rear facing door on the north side tells the story about its relationship with the farming activity that took place in the barns beyond.

From this it is possible to read its status as forming a part of a productive and active settlement. Indeed, it is possible to make the farmhouse out as one of a sum of parts which formed an interconnected sequence of buildings in earlier times. Indeed, the presence of High House Farm, Burnt House Farm and Bullshall Cottage from the 16th and 17th centuries illustrates the group of farm holdings that contributed to local agricultural endeavours in the post medieval period.

The north side of the house to the rear is of comparable interest to the front of the building, as it faces towards the garden and has a role in defining the buildings relationship with this outside space. The front of the building's significance is more controlled as it has a greater visibility in the public realm and defined the status of the building in relation to the village.

iii. Architectural or artistic interest: MEDIUM TO HIGH

The building has had recent extensions and additions since its construction; Firstly, the rear range was added in the late 19th century, then the single storey rear extension was added. Then finally, the conservatory was added, removed and replaced with the current. Other changes concerning the porches and the use of the outbuildings are also noted.

The exterior is characterised by a series of layers that have been wrapped around the original core.

The elevation of the building reads as one of subtle contrasts as illustrated through the differing roof pitches and the varied window sizes seen externally. The south side of **White House Farm** expresses a different aesthetic in its current form compared with the north elevation. The east elevation too tells a different story in the architectural intention of the building.

The east side elevation is an interesting example of how the architecture on this side has been shaped to reflect the transition between the public front and the private rear of the building. The introduction of a pond and then a conservatory with a patio is a mark of this development of garden elements to the side of the building. It is of interest as it makes the farmhouse work as a whole and it can be read on all three sides.

The decorative render of the whitewash once advertised the building which, alongside a record of it being occupied by local families for a long time, makes it an invaluable piece of local history.

In terms of the contribution made by the building to the settlement, the front of the building is clearly of great historic interest in providing context to the historic and architectural evolution of the settlement. Whilst the rear is different from the front and plays a different part in creating the setting as it clearly relates to the agricultural preoccupation of the building and its site. The interior is an example of architectural design where decoration and craftsmanship reflect the often-varied interests of previous occupants.

External built form:

The original core of the building provides the base for later additions and modifications. The three cells (now Lounge, sitting and dining) to the front were a part of the original building and were characterized by having well sized fireplaces. On the other side of the central axis, a hall is formed allowing direct movement from the east to the west of the space at the rear.

Various extensions (rear) were logically connected to the existing built form and allowed for more interior space, used for storage and WC etc.

It is interesting to witness that the east side of **White House Farm** has evolved through the addition of a replacement conservatory in 2001 that is complimentary in scale to the core building and also utilises sympathetic materials. The 19th century rear extension saw a new block added to the farmhouse, with a pitched end in the roof providing distinction. The addition of the conservatory was of a smaller scale and lesser width, filling in the space between the kitchen door and front corner.

The historic and architectural quality of the host building has been complemented by the well-constructed conservatory extension to the east side. This raises the architectural interest of the building as a whole.

The scale and proportion relates with the bay of the kitchen. As the top line of the external door to the kitchen is equivalent to the eaves of the conservatory. Indeed, when the conservatory was built the ridge line was pushed up to abut the first floor. The ridge is directly below the small window below the roof eaves and the pitch of the slope is shallower than the main roof. The conservatory forms a succinct movement in scale with the newer part at the lower end of the building hierarchy.

In the same way as the west side, the two original windows are small and located under the roof eaves, leaving the character of the render as the overwhelming aspect on the elevation. The cottage style aspect of these two windows is a fundamental part of the east elevation and something which any new design needs to incorporate.

White House Farm has aesthetic value demonstrated through the retention of the original features. The design of more recent additions has been broadly sympathetic, as seen in the porch on the rear return and the conservatory. The garden also contributes to its aesthetic value as well as the semi-tranquillity of the wider landscape surrounding of the Site.



Interior Architecture:

The building has great architectural merit in its own right and its external visual quality is given by the appearance of the windows and the old slate roof with stacks. On the interior the timber beams and fireplaces are original to the age of the building. The fireplaces account for the load bearing walls of the building.

The remaining historic interior is an example of architectural design, decoration and craftsmanship for a building that once had use as a farmhouse. No obvious changes have been made to the internal fabric or layout of the building. Although it was necessary to remove some brick from the sitting room wall to make the door opening between the original core building and the new conservatory.

With respect to its *communal value*, it is a building whose presence relates strongly to the development of the area in the 17th, 19th and 20th century. Its location on the lane and relationship to the group of farm buildings gives it a higher sense of importance in the shared consciousness of residents and visitors to the area.

Summary of Significance

The building derives its significance from the front facing south elevation and from the north facing rear elevation. These two sides of the building demonstrate its former activity as a farmhouse when the southern elevation was the front of the building and the north elevation which faced into the farmstead was the operational and 'business end' of the building. These former roles account for the more formal appearance of the south elevation and the less regular character of the north elevation.

Its proportions relate to the size and scale of the pitched roof in relation to the walls and the most extended part on the north side. The conservatory extension amounts to a small addition on the east side that is proportional to the overall width/ height of the core building.

The farmhouse form and shape has been altered and added to in layers, meaning the original plan has evolved into a double plan format. Yet as it is possible to read the outline and substance of the original farm building its significance is retained.

The bargeboards and gable on the north elevation display craftsmanship of quality and character whilst the plastering mentioned in the listing still gives the building some gravitas.

The building has basic symmetry on the roadside elevation and on the northern elevation whilst its built order on the east side is partly compromised through the rear extension on the rear elevation. Parts of the building that were added later are of interest and their link to the sequence of building is considered important in deciding the significance of the structure. In this respect, the new front porch is of some significance, the rear lean to porch/ is of mid significance and the conservatory extension is of mid significance.

White House Farm illustrates how a building on an open site both harmonises with its surroundings and has a strong presence. The frontage on the south is expressed through the residential frontage at ground and first-floor which is enlivened by the pilasters and pediment of the front porch.

Despite being added to with an extension and appearing in the current day as an irregular elevation, it is possible to read the north elevation as a broadly unified range with bays located around the staircase bay. The east elevation is rather more disjointed and its construction at different points in history is manifest.

In terms of the contribution made by the building to the landscape, the building is of historic interest in providing context and a part of the setting. It is also an example of a particular building type that displays some innovation. The retained historic interior is an example of architectural design, decorations and craftsmanship for a building intended as a single farmhouse.

One of the most interesting architectural elements of the interior is the surviving remains of the fireplace. As this is a part of the original structural scheme and contributes to an understanding of the building, and thus is of considerable significance. This is coupled with

the timber beams in the lounge and the floorboards of the first floor, which give an example of structural intent.

It is important to note the following features of architectural and historic importance that the design is seeking to retain:

Features to be retained

- Basic farmhouse layout, including primary building structure;
- The south and north elevation, including the lounge bay, entrance bay and road facing bay, as well as the staircase bay;
- Inglenook fireplaces;
- Internal floor plan, as seen by the division of the front and rear ranges by the hallway;
- Timber beams in lounge;

Features to be altered

- Patio to east side garden will be realigned;
- Detailing on conservatory will be adjusted so it is in keeping with the new orangery

Features to be improved/ refurbished

- Glazing on conservatory to be cleaned/ refreshed;
- Restore window cills,

Features to improve the setting

- Orangery

3.3.1 The Contribution of the Elevations to White House Farm

There is a basic order to the front elevation of **White House Farm**, which is of five bays and the entrance on the central bay and the main sash windows located either side on the ground and first storeys. To the rear, the arrangement of windows differs across the main elevation as well as to the single story extension.

White House Farm is quite generous in scale and its massing can be broadly defined as being similar to large houses being built in the 17th century in this part of the region.

The building is oriented perpendicular to the road, with the front elevation being presented in full looking across the frontage. The front and rear are dominated by the pitched roof. The ridgeline and slope of the roof runs parallel to the road and accommodates chimneys to the side. The massing is mainly distributed through the expanse of the roof and the amount of area given to the ground and first-floor is proportionate.

Yet when assessing the spread of the building mass through the rear elevation then there is a different conclusion. As the one storey return wing gives an additional dimension that jars against the scale of the original building to which it abuts. This later porch lean to at the rear is congruous and of a relevant scale. The eastern side mainly has the conservatory and the rear extension as the elements which enclose the kitchen bay. As a composition, this elevation appears as a mixture of parts with various relationships to the older building.

When assessing the front, sides and rear of the building as a whole, it appears to have been built on at least two different times; The simple plan of a two-storey double depth block provided the obvious template for adding an extension to the rear and then to the side. In the original use of the building, these areas are likely to have been used by the 'serving classes' with kitchen probably being the main use, as in the present arrangement. The barn would have been used as storage or possible for keeping vehicles.

As the width of the plot was relatively generous, the ambitions of the architect could be progressed. As the elevation is east facing the decision to include a conservatory with open doors at ground level was motivated by the decision for creating a more light and airy space.

From the garden, the flat and horizontal character of the rear extension is witnessed The kitchen section is somewhat lacking reference to the context of either the conservatory or the agricultural typology of the single story extension.

The only detail of interest on the kitchen bay is the single slope of the roof. The manifestation of the wall and the absence of glazing amongst the build appears awkward and not reaching a suitable balance of light and void. Consequently, this part of the building detracts from the overall quality and looks completely different from the main elevation to the front and rear.

In viewing the whole building from the end of the garden it is possible to make out a simple configuration of the single storey structure sat up against the main building. In this view it is possible to make out the irregular manner of built form which is located to the east side as given by the asymmetry and ordering of the windows on the ground and first floor
When comparing the position of the windows on the kitchen section with the main elevation it is possible to see the windows have the unfortunate effect of being disproportionately aligned. In general, the existing kitchen section is of limited architectural quality, with the transition between the single-storey and original two storey elements looking quite ordinary.

3.4 Design in Context

The new architecture has been scaled and massed so as not to conflict with the retained front and rear elevation, but to blend in and draw attention to the character of the host building.

The purpose to extend out of the kitchen bay with an orangery, will see the retention of the existing walls of the rear range. A small width of existing wall will need to be removed from the kitchen wall to allow for the space of the new structure open into the building. As the wall is brick from the 19th century addition of the rear range its removal ought to be justified on the basis that it does not impact on the loss of historic fabric from the vast majority of the rear range.

The principle of the project is to improve on the existing neutral quality of the side elevation, through improving the design quality. The proposal aims to transform the current blank personality of the kitchen section to something that is more attractive and pays greater reference to the host building it appends.

The new creates a different alignment through the east facing wall, adding a glazed structure that pushes out from the wall. Such design detail creates an addition that does not conflict with the architecture of the property or indeed, conflict with the built hierarchy.

The quality of design refers to the prevalence of Orangery's in Victorian times. It's scale, materiality and roof complement the character of the landscaped east side of the house, giving a strong yet elegant interface with the pond and patio. It also is subservient to the Conservatory, showing respect for the earlier structure, whilst also not aiming to ape it but use an alternative design.



Figure 3: Proposed Impression of Orangery

4.0 PROPOSED CONVERSION IN RELATION TO ARCHITECTURAL AND HISTORIC CHARACTER

The listing mainly reflects the largely unaltered façade. It does not refer to the areas where changes have previously occurred with regards to the extensions.

4.1 Design Approach and Appraisal

i) General

The character of historic buildings and their contribution to the streetscape can be diminished through insensitive alteration or extension, or through neglect and dilapidation. In the case of White House Farm, the design will need to be a practical solution to ensure the standards of residential living can be improved whilst ensuring the building continues to command positive attention in the private and public views of the building.

As the alterations are to an external area it is important to retain those features of the original building that are of historic and architectural significance, ensuring that the ground and first-floor plan continues to be legible. Changes to the kitchen wall and new building are directed towards an area that was added later to the original timber framed part of the house; therefore, the bearing and impact these changes will have on the external appearance of the building are minimal.

It is important to note that the significant front, side and rear rooms of the ground and first floor of the original building will not be touched by the proposals. Nor indeed will the primary fabric of any of the existing rooms be changed and only in the one place (kitchen) where the wall is widened there is a rational based on former changes made to this wall. Features identified in the visual survey to be of historic quality will be retained.

The proposal seeks to improve the overall setting of the building, thereby allowing it to be viable for long-term estate objectives whilst realising the historic and architectural qualities of the building. The changes have been designed so as to realise the heritage value of the building in a way that promotes its significance rather than causing harm to it.

ii) The Objectives: (To be read in conjunction with the plans and drawings)

The proposals realise an opportunity for making changes that relate to the historic, spatial and architectural importance of the property. The main change to the ground-floor will involve the creation of a new layout that reflects the introduction of an open plan kitchen in the rear range through the addition of a new Orangery to the side.

The proposed changes will result in a group of two interlinked units (Conservatory and Orangery) allowing for ease of movement within the context of the two halves of the farmhouse building. The new structure will be a one-storey building forming an enclosure to the house on its east side where it connects to the kitchen and conservatory. Therefore, the manner in which the Orangery relates to the current size, scale and manner of White House Farm is of great importance.

The works will be designed to have a limited impact on the historic fabric and should be crafted so as to carefully mitigate any damage that may occur. The method and detail of the approach to change is given below.

a. Removal of wall as part of remodeling on the ground floor to create an open-plan space and connection to Orangery;

The ground-floor space of the 19th century rear extension will be changed by opening up the east facing wall to create an open-plan layout that merges into the new Orangery. The bricks will be reused where suitable and this can be done whilst retaining the character of historic and architectural features in the older building on the east side.

The main change to the east end of the ground-floor is the widening of the kitchen wall, whose reconfiguration creates the logical anchor for the new Orangery extension to its side.

The new Orangery space being created will not be defined by additional partition walls but will be expressed through its relationship to the original building on its west side. The new open-

plan layout and Orangery will perform the role of continuing the existing space that flows from the rear half of the historic plan and layout to the east. The new space can be incorporated within the immediate context of the old farmhouse and new walls can abut the old without impinging on historic fabric.

b. Creation of an Orangery

A new orangery may be positioned on the eastern side of the building, attached to the 19th century wall of the kitchen. This will mean the loss of some brick from the kitchen wall to form the new opening into the Orangery. The choice of design for the orangery may well be best influenced by traditional built qualities, as these will reinstate the rural setting and also reflect the older qualities of the building.

It will sit effectively in juxtaposition to the conservatory and offer some sort of contrast in character and appearance. The orangery would not ape the style of the Conservatory Bay but will offer a different typology. Stock/ buff brick on the plinth, well scaled windows and a roof lantern are the parts which will combine to create the new building. The glass roof will create a stunning focal point that expresses a mutual interest to the windows on the south elevation.

A proposed orangery will be justified on the basis that the new glass windows will harmonise with the existing three-quarter length floor windows of the conservatory bay to its side. The dwarf wall and frame of the orangery is in keeping with the elevation of the barns and outbuildings to the north and it is intended to reflect the agricultural typology of these buildings. The top sill of the windows will be flush with the top line of the windows on the conservatory and therefore tie in with the kitchen door. The roof lantern will marry up with the gabled ends seen on the roof and blend in with the fine series of windows on the southern elevation.

It is important for the brick and glazing of the orangery to complement the full scope and historic nature of the façade. The potential for locating the new orangery between the 16th century rear range and the 19th century single storey extension at the rear is important. The scheme will retain as much of the kitchen wall as possible and it is positive that the single slope lean to roof on the rear range is still visualized. This means that the new will continue to highlight the different stages of the building's development.

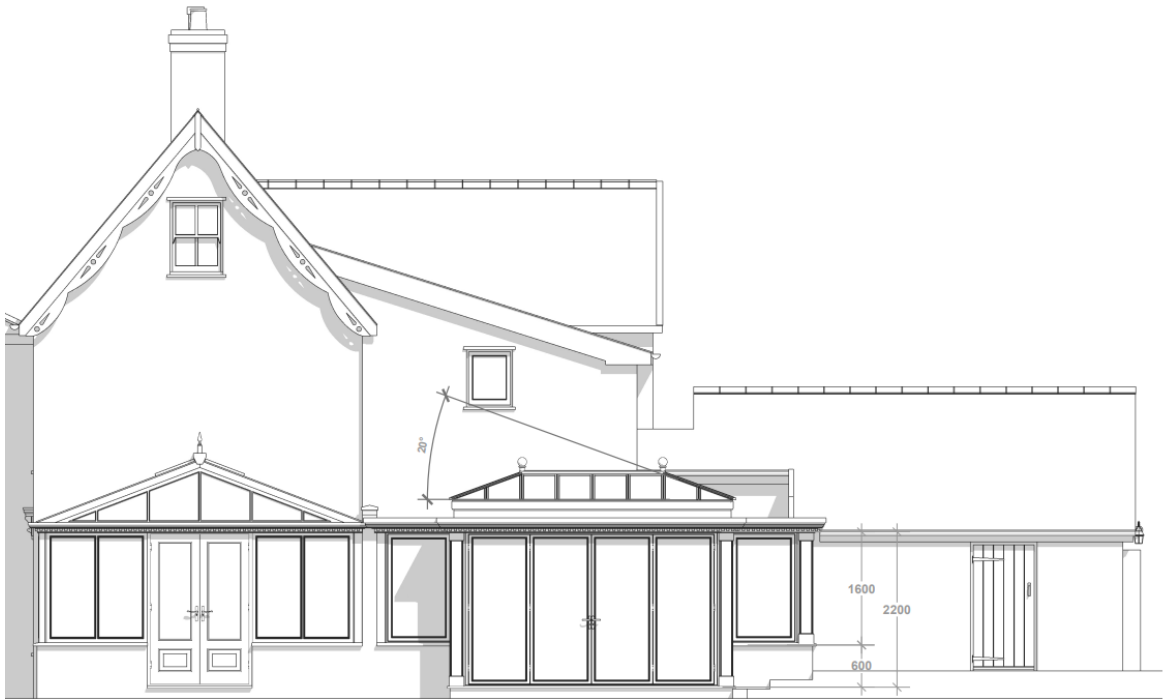


Figure 4: Proposed Orangery

c. External improvements

Improvements made to the visible elements of the elevation will unify the various parts of the new building. New dentils to the eaves will match the style of those at the conservatory and the two will be united in their manner and appearance.

New brickwork is utilised on the formation of a plinth and it will be the same material as the conservatory plinth. The new roof lantern is timber framed and it is effectively a hipped shape with four glazed sections sloping down from the ridge. A quality will be given to the new appearance of the building on the east side, as they will be painted in a traditional style, using grey to reflect the tone of the slate tiles on the roof.

4.2 Impact on architectural and historic character

- **General design**

The listed building is important and contributes to the quality of the built environment in Occold and along this stretch of Dublin Road. With respect to the proposals for White House Farm, it is important to ensure that the architectural detailing of the building to which the development relates is not eroded or that the quality of the setting is not compromised. Through an understanding of the building and its context, it is possible to evaluate the heritage impacts accruing from the proposals.

Generally, the original use for which the farmhouse was built is no longer current and the use for residential purposes is limited in some areas by internal space arrangements. Indeed, the modest use for multiple family members (and friends) in some areas of the building demonstrates the need for change.

This assessment also recognises the potential for allowing development in the grounds of White House Farm that allows the historic continuum to be progressed in a way that has little impact on the character or appearance of the building.

The overall intention is to develop the external spaces to the east of the building by erecting a new building. The Orangery will be of a linear aspect and blend seamlessly into the walls of the farmhouse. It is stepped forward from the front line of the kitchen bay and is half the height of the existing building it adjoins, meaning it is sympathetic in scale, mass and materials.

4.2.1 Impacts on Interior significance

Although some very minor remodeling is proposed, the changes to the layout of the building are minimal and confined to the eastern wall which acts as the external interface with the gardens of the building to its east. It is worth noting that the interesting architectural elements of the building's interior such as two fireplaces and timber beams will all be retained.

The future treatment must be handled with sensitivity and it is positive that the proposed Orangery retains part of the structural wall of the kitchen and does not impinge on its vertical relationship with the first floor. The new walls erected to facilitate the building of this new structure can abut the historic wall and allow for the old to be seen in relation to the new.

In this respect it is important that the half gable of the lean-to is retained in the scheme as it acknowledges an earlier part of the building forming a transition between the original building, the 19th century rear range and then the 19th century single storey extension.

The scheme will respect the overall intactness of the structural elements, including principle primary walls and chimney stacks. The early double depth layout is retained and no changes are made to the roof.

4.2.2 Impacts on External Significance

Interventions to the external part of the building are generally sympathetic to the historic character of the building. The new roof lantern will be timber framed and the use of glass windows on the Orangery will remain a major feature allowing the main building to dominate the space. The frames of the windows of the Orangery will be timber, this responding to the retained windows of the older building.

In respects to the building and its relationship to the landscape careful design has ensured heritage materials are utilized. Existing non-traditional plastic rainwater goods replaced with new traditional in style rainwater gutters, hoppers and downpipes.

- **Impact of the Orangery**

The arrangement of new volume in the space to the side of the kitchen gives the opportunity to improve the appearance. The Orangery will be completely screened from public views from the roadside as it is lower than the conservatory. The decision in not making vertical additions to the existing one storey character of the conservatory is based on the need to keep the north and south front of the farmhouse as the predominant element.

The design has created a lantern roof in contrast to the pitch, ridge line and level of the eaves of the existing conservatory. It is important that it expresses some differences to the conservatory. This allows for a direct manifestation of the later work to be observed within the later additions made to the farmhouse plan and form.

At the orangery, the new wall forms an obvious connection to White House Farm and is sympathetic in scale and materials to the Kitchen bay. Glass forms the visible element of the new structure and so makes it permeable and not obstructing any window openings on the eastern elevation. The fireplace in the Lounge is an important feature and it is positive that the scheme does not alter views of this feature and so pays due regard to its preservation.

The decision to use grey on the roof and frames of the orangery has a strong conservation ethic and is a positive response to the slate found on the roof of the farmhouse. This helps the Orangery adopt a more traditional form, thus respecting the setting of White House Farm.

The building offers a degree of lightness as given through the windows and generous amounts of glazing. The creation of a lightweight block allows for greater permeability for the visual relationship of different parts of the group to be linked through space rather than structure. At the same time, the decorative elements of the farmhouse as seen in the gable end and bargeboards continue to be prominent and their reflections will be cast in the many windows found on the Orangery.

The Orangery's construction with brick and glass walls, allows it to sit in the context of the garden grounds without drawing attention to itself from the public realm. Any glimpses taken from the road will read it as forming a logical addition into garden space; for at this distance the orangery will merely be seen through the glass of the conservatory, thus revealing them as being an organic part of White House Farms grounds.

When seen in the private space, the orangery will be a high-quality design that evokes the impression of a historic garden building. The lantern gives it a style that is not dissimilar from the Pagoda or Temple idiom that reflects Oriental or Classical typologies. The relationship of the structure to the ponds and landscaped garden space is fundamental for understanding how the proposed is complementary to White House Farm.

4.2.3 Impact on the setting

The design carefully ensures that works to the external parts of the building are carried out so as not to impinge on this central feature as seen from Dublin Road. In addition, the character of the open grounds to the front of White House Farm means that views are important to the sides of this setting. Therefore, the proposal not to extend upwards and keep within the existing vertical scale is suited to the street scene and minimizes any impact.

White House Farm is a roadside feature on this stretch of Dublin Road and its four different elevations create a composition. The building's quality is given by the appearance of the southern elevation, its layout and plan. The building is of historic interest in providing context and a part of the setting to this part of Suffolk.

To the north side of White House Farm, the setting is centered on the outbuildings where it is possible to read the sequence of former agricultural activity. On the other side, to the south, the setting is made by the mix of trees, open garden land and hedgerow that encloses the Farmhouse.

The actual visibility of the building from the main road and public realm is refined by the mass of the front of the farmhouse. The eastern and western side elevations are particularly screened from views.

So, the effect on the character and appearance of the setting and host building is likely to be restricted to a perception of the new lantern on the Orangery nestling close to the farmhouse, suggesting the incidence of some sort of historic succession. This helps mitigate the spatial impact, ensuring the new building is interpreted as new whilst also part of the same house.

External additions at ground-floor level to extend out of the farmhouse and create an Orangery would not cause any loss of heritage value. They will not compromise the current understanding of the farmhouse's history or be in conflict with the fabric and layout.

4.2.4 Impact on the Listed building

The elevations of White House Farm are the chief reason for the listing of the building and the design carefully ensures that works will not touch or impinge on this central feature. In addition, the scale of the existing is two storey plus roof, therefore the proposal to keep within the existing vertical scale is typical of the house and causes no impact.

The Orangery is relative to the size and scale of the kitchen bay and conservatory. Its massing is diminutive to the east and south parts of the building and so it blends in with what is already seen to the front, rear and side of the building. It will not cause any distraction to the existing built form, as the line of the walls and the detail of the fenestration will act to bring a high quality that will complement the original farmhouse.

The proposal is not expected to have any material effect on the character or appearance of the host building.

In addition, the proposals to maintain the existing front elevation of the house, with the east facing elevation being improved will enhance the historic and architectural integrity of the composition.

Cumulative effect on the historic core of the farmhouse

Currently the historic core of the farmhouse is witnessed as two ranges with the position of the internal corridor indicated by the kitchen at its eastern end. The conservatory is set forward to the side of the front range. It is possible to mark the separation between the 16th century front range and 19th century rear range when looking at the difference in scale and the roof form.

Currently the building line of the historic core extends back from the Kitchen Bay. It is feasible and realistic therefore to site the new Orangery at a line which is stepped forward from the kitchen and in line with the east side of the existing conservatory. It should therefore be seen as a relatively well controlled addition of space that relates to the building line of existing buildings.

The proposed does not add any new massing or scale that deflect from the existing built alignments. By being of a secondary size and mass to the structures it is attached to the Orangery will not create any form that stands out as being irregular. Therefore, the degree to which it will have a cumulative impact must be regarded as low.

The basis of the extension is to add a proportional amount of new build to the later 19th century extension. A degree of design quality has been required for making an extension on an already enlarged listed building. The Orangery will remain a secondary ancillary building, allowing the main building to address the rear and front spaces.

4.2.5 Heritage Impact Summary

External additions at ground-floor level to extend out of the kitchen would not cause any loss of heritage value. It will not compromise the current understanding of the house's history or conflict with the fabric and layout. Indeed, as the building has been subject to many extensions in the last 150 years, a well-designed addition is suited.

The design process for the proposal is to carry out extension work to the external envelope of the property. This involves the addition of a new structure whose appearance as traditional (Orangery) reflects the character of the farmhouse and its wider context of the farm. This ensures that the Farmhouse retains its character and the property is not altered outside of what is considered acceptable and suitable to this standalone site outside Occold.

Development on the horizontal plane is a relevant response to the garden land on the east side of White House Farm. The challenge facing the scheme was to find the right balance of building in this space, as too much development would start to dominate and compromise the hierarchy of the listed building.

The proposal then has taken the context of the farmhouse as its principle for the design, plan and layout of the new external composition.

Given that the significance of the Farmhouse is brought about by the authenticity of the original plan form to the front range, as well as the detailing of the south and north elevation, the new design is not considered materially to damage the historic or architectural interest. Indeed, by referring to the distinctive theme of a Conservatory, the Orangery scheme carefully reintroduces a stronger historic narrative to this group of buildings. The lantern on the orangery refers more explicitly to the character of the gables in the roofline on the east, west and north side and in so doing, garners greater reflection on the old sitting adjacent the new.

The Orangery will strengthen the relationship of the built form with the open spaces and grounds of the farmhouse. The farmhouse itself will remain dominant in the hierarchy of built form on the corner of the road, whilst the extension is a discrete element of built form placed to its side.

The existing conservatory is of a positive appearance and contributes towards understanding the setting of the listed building it abuts. Therefore, the addition of a further extension as part of the new design can continue this contribution towards significance and enhance this side of the house.

The main body of the house partially screens views from the road towards the rear of the listed building; a new extension will not interfere with the open land of the gardens around the site.

Change is often advisable only where the proposal is entirely out of view. It is contended that, in the case of the new Orangery structure, demonstrable benefit is to be gained to the public realm by the construction of a well-designed extension that blends well with the existing extension. Indeed, this far outweighs any loss of historic or aesthetic significance.

Design Achievements

The Orangery is a positive addition to the building, as it creates a visually interesting reference to the shape of the roof on the host building,. Visually, the change being proposed will tie in a greater harmony through the side elevation creating stronger presence and balance.

The scale is positive as it is a subtle shift between the host building and the conservatory. Also, the manner in which the new lines are formed on the wall will create a greater sense of the rear range having a new external addition. It will therefore complement the new addition made when the conservatory was added to the front range.

The eaves line of the conservatory and therefore the kitchen door is now a guiding point for the new level being created in the orangery. In this way a far greater synergy is brought about between the new section and the existing. As the vertical level at ground level is defined through the floor to ceiling glazing; this contrasts favourably with the three quarter length glazing seen in the conservatory.

On the Ground Floor, there will be 4 wide glazing panes covering the width of the orangery which opens to the garden. The extension would be constructed with a timber frame (Sapele mahogany) which introduces a quality nuance to the fine traditional elevation.

The fenestration has a contemporary approach as given through the use of frames. The modernity of the glazing is expressed through full height fenestration which effectively addresses the rhythm given by the windows to the front and rear of the main elevation.

The size of the glazing panels take their inspiration from the large windows already seen in the front and rear of the building. They have a brevity and distinction which relates in many ways to the glass seen in the conservatory. It works to dismantle the rather neutral character of the kitchen section and in its place the fine glazing will become a fine feature of the new elevation.

The glazing will provide a reflective aspect to the building and help break up the large areas of stucco which characterise the space to the sides. The use of mahogany finished with a grey colour paint is well-recognised as a suitable conservation material and its place in the fenestration is a welcome introduction. The use of hardwood also compares favourably with the softwood used in the conservatory.

Sapele mahogany is a high-quality material whose very substance and texture will provide an exceptional balance with the glazing of the extension walls. It adds a detail which works well with the old and helps give clarity to the coherence of the design.

4.3 Heritage Assessments

White House Farm is a grade II listed building whose significance rests in its architectural value, as an example of a 16/ 17th century farmhouse with later alterations. The house contains good examples of carpentry and craftsmanship and is also of historical value as it illustrates the way in which this building type in general developed.

Indeed, its change of use from farmhouse to private house illustrates the cycle of change which the building has been able to respond to.

Alterations to the house need to be pay reference to controls enforced on Listed Buildings and need to be considered against Local Plan Policy's and conservation guidance which is set out in the NPPF.

There is a statutory requirement that the local planning authority:

“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”³.

The NPPF advises of the desirability of any development for sustaining and enhancing the significance of heritage assets and putting them to viable uses "consistent with conservation.

The timber framed structure, whitewashed rendering, old, slated roof and bargeboard are the main reason for the listing. The internal plan form is also the key to the significance of the building and the scheme discussed above will make a minor change that reflects the general character of additions that have been made to the building.

The space around the central core cells of the farmhouse have evolved with layers of new buildings accounting for the character of the farmhouse as seen today. It is contended that the benefit gained by the addition of a small Orangery will provide a scheme that far outweighs the loss of historic or aesthetic significance. Its impact on the listed house itself is minimal.

Local Plan Policy states that the Council will permit proposals to extend or alter a listed building where it would not result in the damage or loss of features of special architectural or historic interest; and the character and appearance or setting of the building would be preserved or enhanced.

The scale and size of the extension will be of a relatively small size in relation to the existing kitchen bay using its depth as a template for calculating the current proportions. The design has retained the half gable roof of the lean-to to show acknowledgement of the historic roofline to be perceived within the new arrangement. The effect on the character and appearance of the building will therefore be minimal.

4.4 Local Plan assessments

The key policies in the Local Plan (2023) are based on promoting high quality, sustainable design and physical works to improve the quality of accommodation, whilst preserving and enhancing the unique character of Suffolk and the distinctiveness of its valued buildings, spaces and places.

Specific policies provide more detailed guidance on the Council's approach to protecting and enriching the range of features that make up its built heritage. All new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

The quality of Suffolk's environment is reflected in its built heritage. It has a rich and diverse historic environment, and its historic buildings, areas and landscapes contribute to the special character of the district and help create a sense of place. Policy LP19 is Mid-Suffolk's commitment to ensuring the integrity and significance of designated heritage assets will be protected, conserved and enhanced.

³ Planning (Listed Buildings and Conservation Areas) Act 1990, 66.1,

It is generally expected that proposals to alter, paint or extend a listed building, or to erect a new building in close proximity to a listed building, must not adversely affect the character, appearance or setting of the listed building.

It is fitting that the scheme has been designed so its effect on the historic or architectural integrity and appearance of White House Farm is positive. The heritage statement gives an understanding of the heritage of the listed building, so that the proposed will ensure this important site is safeguarded. In keeping with LP 19 the proposed relates well with the scale and character of the existing.

In relation to Policy LP24 (Design and Residential Amenity), the proposal considered here respects the character, setting and local context, and reflects those features that contribute to local distinctiveness such as the topography of the site and the architectural character of Dublin Road. Further, the design provides a clear vision as to the positive contribution it will make to its context.

The location of the orangery and improvements to external materials such as the eave decoration and colour means the scheme aligns well to the historic building. By making a material change proportionate to the building the development proposed respects and enhances local character.

The Orangery is sympathetic in terms of character, built form (its proportion, scale and materials) and layout and have a positive effect in relation to the general appearance of an area.

Development Management

The underlying basis of Local development policy is to protect the District's listed buildings and their setting and preserve and enhance the special character of the historic towns and rural areas.

Listed buildings are heritage assets that make a positive contribution to the historic environment. Control over changes to Listed Buildings is not intended to prevent all alterations but to protect the buildings from unnecessary demolition and from unsuitable alterations which would be detrimental to the historical significance of the building.

Policy LP19 will give protection to the settings of listed buildings and so it is fitting that the proposal will, through being located on the east side of the house, be completely out of view from the road. It is positive that new building and alterations can be made that do not intrude on the reading of the south elevation of the Farmhouse.

With regards to Policy LP19, the proposals meet a high standard of design, detailing, materials and construction.

The character of the setting is preserved through the protection of the green and open spaces to the south and west of the site. No negative impact is made on the views important to the setting of the area. The design, materials and landscaping are of an appropriate high standard.

4.5 NPPF assessments

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 189 to 208 of NPPF, taken as a whole, constitute the Government's view of what conserving and enhancing the historic environment means in practice for the planning system.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (199, 200 and 201)
- Suitable design (110, 124, 127 & 132)
- Conservation of heritage assets (195, 197, 199 and 200)

IN RELATION TO PARAGRAPH 199, 200 and 201: the significance of the heritage assets affected and the contribution of their setting to that significance

White House Farm represents one type of heritage asset: the listed building. The section on Historic Summary (2.1.1) and list description (2.2) gives information to help understand the significance of this heritage asset.

White House Farm is a grade II listed building whose significance rests in its architectural value, as a fine example of an altered early 16/17th century farmhouse. It is also of historical value as it illustrates the way in which the building type in general developed during Victorian times into the modern era. Its significance is illustrated through the roof and windows on the southern elevation, the internal plan form and interior structural parts.

White House Farm has a well-preserved example of timber beams and a fireplace in the core part of the building, whose retention has been warranted through the addition of newer elements in later times, such as the conservatory in 2001.

IN RELATION TO PARAGRAPHS 110, 124, 127 & 132: the consideration of design should include scale, height, massing, alignment, materials and use.

The retention of the primary ground floor timbers and the roof structure is a key factor in the proposals for the minor remodeling of spaces. The removal of a small section of kitchen wall will not compromise these features. The proposals to create a new Orangery follow the same footprint of the existing conservatory, albeit on a smaller scale. Floor levels are unified and materials are used that will relate to the historic building and the conservatory.

A proposal of this quality will make a positive contribution to the character and local distinctiveness of the historic environment.

IN RELATION TO PARAGRAPHS 195, 197, 199 and 200: Weight given to the significance of a designated heritage asset and its conservation

Significance can be harmed or lost through alteration of the heritage asset or development within its setting. As the building is a designated heritage asset the impact of the proposals on the building and the setting of the listed building needs to be carefully evaluated.

As has been stated, the building's historical significance (as part of Occold) is conclusive. Internal spaces have been modified and re-formed within the confines of the original building; the significant structural elements are recognised in their current form, although they have been modified by later elements added to the rear range.

The proposed development of an Orangery on the east elevation will bring significant improvements to the public realm and benefits to users. The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the interior and to the surrounding context on the exterior. This aims to minimise conflict and bring greater clarity to a listed building that forms an important context in the historic settlement of Dublin Road and Occold.

4.6 Policy Summary

The NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to extend a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

In consideration of the policy assessments, the installation of a new built element on to the existing extension will contribute positively to the character, distinctiveness and significance of the listed building. The removal of a small amount of wall to facilitate an open plan arrangement can be done in the knowledge that the building is one that has a history of alterations and that the layout has already been subject to some change.

An element of wall removal has already been done when the conservatory was replaced in 2001, so a carefully executed program of removal can be done to the side of the kitchen opening.

The proposed offers a solution to using the internal and external footprint of the house to provide a meaningful interpretation of the spaces that give this building its character. It liberates the space, allowing access from the front of the building to the rear and improved circulation space between.

In respect to the weight given to the heritage significance, the work proposed has fundamentally recognised the integrity and value of any remaining historic fabric. So, the preservation of such features is a key part of the set of proposals created for the Orangery.

4.8 Heritage Benefits of the proposed design

The development actively seeks to preserve those elements of the setting that make a positive contribution to the asset, such as the frontage and rear elevation of White House Farm and the space of the surrounding land envelope. It does this through helping to enhance the significance of the setting (the heritage asset) through creating a sympathetically sized Orangery which expresses the appropriate vernacular.

In this way, the proposal creates an opportunity that is of public benefit. Elements of the interior such as the primary beams, fireplace and floorboards will be conserved, thus reinstating a significant part of the building's architectural character.

A number of potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a heritage asset and contribution of its setting.
- It makes a positive contribution to sustainable craftsmanship.
- The Orangery reveals the significance of the heritage asset and therefore enhances enjoyment of it and the sense of identity and place.
- The scale and detailing are carefully arranged, so as to respect the layout, plan and arrangements of the historic building.
- The cellular layout of the original farmhouse and its extensions is well adapted to new additions.
- The scale and detailing are carefully arranged, so as to respect the former layout and plan of the historic building;
- Its compact layout is well adapted to improved residential use;
- Heritage value will be restored through adjustments to the eaves, ridge and colour of the conservatory, ensuring these elements are unified with the Orangery;
- The changes are an appropriate design that relates to its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
- It does not detract from other evidential, historic, aesthetic or communal values.

In respect to the Local Plan, the scheme relates well to the distinctive local character of the area and its historic buildings and is designed to create a safe, inclusive and attractive environment that will enhance Suffolk's rich and diverse heritage.

The analysis has shown that the new development is appropriate and compatible in terms of size, scale, massing and design. We remind the reader that much of the planned changes are reversible and the methods of work are consistent with conservation principles.

This statement concludes that the proposed redevelopment would be an appropriate solution to this listed building, particularly as a result of its design, which is based on a respect for traditional architecture, and its use of materials, which sit well within the locality. The design causes no harm to the character of the listed building and does not impinge on its setting.

5.0 CONCLUSIONS

In the history of this building, changes have clearly been made to the floor plan and internal decorations to make it habitable; Recent uses have seen changes to the front and rear porches and the installation of a conservatory. The changes proposed now relate to a commitment to improve the quality of housing available in the space.

Local Plan policies referred to above state that proposals to alter a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced. As a listed building, White House Farm is subject to an assessment of how the changes would impact on its architectural significance.

It has been shown that the current plan form is mainly original and so the proposal to establish an improved open space in the rear range is a positive decision. The proposals will retain the linear plan form, demonstrating an improvement in the quality of the accommodation. There would not be any harm to historic fabric or the historic plan form of the building, as the former is being retained and the latter will be legible within the new enhanced layout.

The architectural interest of the listed building is preserved by virtue of the high quality sensitive design envisaged in this proposal. Consequently there is no harm to the significance of the listed building.

The creation of a thoughtfully articulated elevation which presents itself as a continuation to the existing extension will act to draw attention to the quality of the 17/16th century part of the listed building.

By being designed in sensitive materials that relate to the existing conservatory this will actually improve the setting of the listed building. The proposal enhances the current visual amenity and aesthetics of the setting. It does not promote development on the vertical plane but rather aims to utilize the overriding modest length given by the ridge and walls of the kitchen bay on the east side of the existing rear range. The Orangery will be lower than the eaves of the lean roof, making the new sit firmly as a secondary addition in the built hierarchy.

It is not considered that the proposed works would appear out of place within the street scene or would harm the visual amenity of the area. The approach to the works is to retain most of the historic fabric of the building and as such, the character of the listed building would not be harmed.

In weighing up the planning benefits, as the extension itself preserves the historic interest and significance of the listed building then public benefits do not need to be addressed. With respects to Local Plan, the proposal preserves the integrity, plan form, the original hierarchy of historic floor levels and structure of the building including the arrangement of rooms, ceilings and corridors. The changes being made to layout can be incorporated within the much-altered building and if anything, bring a greater rationale to the appearance of the farmhouse.

The proposed design and layout have been prepared having considered the defining character of the listed building and the constraints and opportunities imposed by its retained structure and unique features. It is intended that the orangery creates new living accommodation with the facilities associated with modern day living.

The proposal respects the character of the building and its hierarchy whilst improving the space as a residential dwelling. In this way it meets the key objectives of the NPPF, in ensuring the design approach causes no harm to the character of the listed building.