

**Design, Access and Heritage Statement
Erection of Side/Rear Extension
and Replacement Side Porch
at Broadway House Broad Road Bacton
for Cheryl and Mike Turner**



12 January 2024

**Please read in conjunction with
submitted drawing numbers 2303-8 and 2267.3/5**



JOHN PUTMAN

ARCHITECTURAL DESIGN + PLANNING

The Hollies :: Station Road :: Earsham

Bungay :: Suffolk :: NR35 2TS

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01 Proposed Use:

The application is for Listed Building and Planning consents to erect a single storey side and rear extension and replacement side porch at Broadway House, Broad Road, Bacton, a Grade 2 Listed Building. Householder planning consent is required.

02 The Site:

The main dwelling is Listed Grade II because of its intrinsic architectural and historic interest.

The Listed Extract is as below:

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1032717

Date first listed:

15-Mar-1988

Statutory Address I:

BROADWAY HOUSE

Location

Statutory Address:

BROADWAY HOUSE

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Mid Suffolk (District Authority)

Parish:
Bacton
National Grid Reference:
TM 06074 66532

Details

BACTON FORD'S GREEN TM 06 NE

2/19 Broadway House -

-- II

House, probably built in 2 stages. A cross-wing to left of C15 or early C16, and a main range to right containing a rebuilt C16/C17 hall. 2 storeys. Timber-framed and plastered; the wing has a jettied upper floor at the front with four brackets supporting. Thatched roofs. An axial chimney of red brick. C19 small-pane casements. A thatched gabled open porch on posts at left hand flank wall. Interior not examined.

Listing NGR:TM0607466532



.../...
.../...

A Google Earth extract indicates the location of the site within its surroundings:



02.01: Objective:

The proposal seeks to extend the existing dwelling to provide enlarged ground floor accommodation to provide a “home for life” dwelling to provide mobility access for future years. The works will improve the appearance and functionality of the present structure in such a way that it enhances the Listed Building. The work is to be carried out using traditional methods and materials to modern building regulations standards.

The proposed alterations seek to ensure that the fabric and appearance of the listed building are not adversely affected by the works, and are joined to the existing only at the rear wall of a modern lean-to extension. It is intended that this section be re-roofed with a modern flat roof with a roof lantern to further reveal the structure of the original dwelling. There is presently a recent replacement porch at the South West corner. It is intended to replace this with a new porch and external canopy in a traditional design with a thatched roof. A photograph of an earlier porch is shown as Appendix 2.

02.02 Design Considerations

Siting:

Siting is dictated by the requirement to extend the house without affecting the character of the existing listed building. A pre-app enquiry (attached as Appendix 1) suggested that this aspect is an important aspect of any new works.

Neighbour Amenity:

The scheme is configured to ensure that there is no adverse effect on neighbourhood amenity as neighbouring properties are a substantial distance away to North and South. To the rear are open fields with the London - Norwich main railway line beyond.

Scale:

The proposed building works are designed to be subservient to the form of the present building. The scheme makes reference to traditional vernacular building materials and the proposed alterations will not adversely affect the original Listed Building.

Massing:

See above.

Character:

The proposed works will respect the character and features of the building. It is intended that the new works are redolent of a single storey agricultural building befitting its rural setting.

Accessibility:

The conversion will be compliant with Part M of the Building Regulations to assist in achieving a long lasting facility for the occupants.

Boundaries:

Boundaries will remain as existing.

Landscaping:

No specific soft landscaping is proposed. A new South facing paved terrace is proposed to serve both the extension and existing dwelling.

Overall Design:

It is submitted that the materials, form and massing used will respect the present building, with appropriate character in harmony with its surroundings which will therefore enhance the dwelling.

02.03 Environmental Considerations

There are no relevant environmental considerations. Surface water run off will be to a new soakaway.

02.04 Highway Aspects

There are no relevant highway issues. No amendments to the access or parking are proposed.

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Philip Isbell
Chief Planning Officer – Sustainable
Communities

Mid Suffolk District Council
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Website: www.midsuffolk.gov.uk



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Please ask for: Katherine Pannifer
Your reference:
Our reference: DC/22/04323
E-mail: heritage@baberghmidsuffolk.gov.uk
Date: 28th September 2022

Dear John Putnam

Proposal: Heritage Pre-application. Written Response Only - remodel the twentieth century rear extensions to provide an improved kitchen and ground floor shower room, together with an enlarged sitting room and a snug extension at the South West corner.

Location: Broadway House, Broad Road, Bacton, Stowmarket Suffolk IP14 4HP

Thank you for your request for pre-application advice. I have reviewed the details submitted and provide the following information and advice:

Site Constraints:

Broadway House is a Grade II listed former farmhouse, timber-framed and plastered likely built in two stages. The cross wing is of C15 or early C16 date, with the main range having a rebuilt C16-C17 hall. The building is two storeys, with a jettied upper floor across the front eastern elevation supported by four brackets. The main roofs of the house are thatched with red clay pantiled late C20 lean to additions. The axial chimney is of red brick.

Sited on the west side of Broad Road, there are several other listed buildings along this stretch of the road. Most immediate to the site are The Cottage to the north, a c.1600 timber-framed and plastered building with thatched roof and Willow Hall to the south, an early C16 timber-framed and plastered building with slated roof.

The heritage concern relates to the impact of the proposed works to Broadway House itself, its setting and the settings of the surrounding listed buildings, insofar as they contribute to their significance.

Description of Proposal:

Heritage Pre-application. Written Response Only - remodel the twentieth century rear extensions to provide an improved kitchen and ground floor shower room, together with an enlarged sitting room and a snug extension at the South West corner.

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Mid Suffolk District Council
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Plans & Documents Considered:

The plans and documents recorded below are those which have been considered:

Defined Red Line Plan 2267.1 - Received 30/08/2022
Supporting Statement - Received 30/08/2022
Block Plan - Existing 2267.2 - Received 30/08/2022
Photograph 2267.3 - Received 30/08/2022
Photograph 2267.4a - Received 30/08/2022
Floor Plan - Existing 2267.5 - Received 30/08/2022
Block Plan - Proposed 2267.6 - Received 30/08/2022
Floor Plan - Proposed 2267.7a - Received 30/08/2022
Floor Plan - Proposed 2267.8 - Received 30/08/2022

Relevant Planning History:

0443/95/	Erection of porch to dwelling.	Granted
0082/95/LB	Replace ground and first floor windows with softwood casements. Strip off existing render, repair decayed timber and finish walls with colour washed float finish lime plaster.	Granted
0410/96/	Erection of porch on northern elevation following demolition of existing timber structure	Granted
0078/96/LB	Erection of porch on northern elevation following demolition of existing timber structure	Granted

Relevant Planning Policies:

NPPF - National Planning Policy Framework
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
HB04 - Extensions to listed buildings

Officer Assessment:

This pre-application enquiry proposes the following alterations to Broadway House and its garage:

- Demolition of existing modern extensions to the rear which presently form the kitchen
- Erection of a new extension part lean to and part gabled extension to house new kitchen and ground floor shower room with clay pantiled roofs and rendered finish
- Extension of the existing sitting room with lean-to garden room with removal of modern studwork infill with clay pantiled roofs and rendered finish

- Replacement of existing porch with lean to snug wrapping around the South West corner of the house with clay pantiled roofs and rendered finish
- Rethatching of the existing main roof
- Amend the modern garage by enlarging the existing main opening and removing internal partitions, installing a new gang nail truss roof with natural clay pantiles at 35 degree pitch.

As part of this written pre-application, only block plans, floor plans and existing photographs have been provided. As such, the quality of advice given is limited by the lack of elevational drawings as a full assessment of the potential impact to the significance of the listed building cannot be made.

The principle of demolishing and replacing the existing kitchen lean to on the rear western elevation is considered acceptable. The existing lean to is of modern construction, and whilst it does not detract from the significance of the listed building it is not itself of historic importance.

Assessing the potential impact of the proposed replacement part lean to and part gabled extension is limited by the lack of elevational drawings. At this stage however there are concerns regarding the proposed relocation of openings and potentially uncharacteristically shallow pitched extension proposed to avoid these. Further investigation into the potential age of the existing openings would need to be carried out to help justify their movement, as alterations to original openings is unlikely to be supported. There are also some initial concerns with the potential scale, as the footprint of the proposed extensions almost matches that of the original house. This could result in an extension which overwhelms the historic core, detracting from its appreciation and significance.

Whilst the principle of removing the existing modern porch is considered acceptable, there are again difficulties in assessing the potential impact of the proposed lean to extension to include a garden room and snug to the south of the gabled kitchen area. There are some initial concerns with the potential harm caused by wrapping the extensions around the south west corner of the building, as this in combination with the extension across the entire rear elevation would detract from the current visual articulation between the rebuilt main range and earlier cross wing. Careful design may help to mitigate this impact, or alternatively the lean to should not extend past the existing building line to the south. Further details of the proposed finish to the western ground floor wall of the cross wing following the proposed removal of modern infill would also be required, as there are some concerns that this would cause volumetric ambiguity and disrupt understanding of the original proportions of the cross wing.

The rethatching of the main roof in the same form of existing, using the same materials, would not require formal consent and is considered ongoing maintenance of the listed building.

The proposed alterations to the modern garage outbuilding as described are likely acceptable in principle, subject to further details of the materials and design to be demonstrated in elevational drawings. Removing internal divisions internally would not affect the setting of the listed building, and subject to appropriate details and enlarged opening would also cause no harm. The amendment to the existing flat roof to provide a pitch with pantiles will, dependant on further details, likely offer an improvement on the current design of the outbuilding.

It is proposed to use either powder coated aluminium or custom softwood joinery within the new extensions. If a more contemporary style is achieved then minimalistic aluminium joinery may be acceptable. Any units should be flush fitted with balanced glazing details. Similarly, clay pantiles and colour washed render are proposed as the roof and wall covering materials. These are appropriate in principle, but further details of the proposed materials should be included in any application. It would be expected that appropriate soft red handmade pantiles are used.

Should you wish to submit an application, the works to extend Broadway House itself will require Listed Building Consent and Planning Permission. The works to alter the garage will only require Planning Permission. You can apply online via the National Planning website www.planningportal.co.uk. The application should prompt you for the required documentation but you can also seek guidance from the Planning Validation pages of the Council's website:

<https://www.midsuffolk.gov.uk/planning/developmentmanagement/apply-for-planningpermission/national-and-local-validation-requirements/> as well as from your Planning agent if you choose to employ one.

Conclusion:

In summary, the principle of demolishing the existing and replacing with a new scheme of extensions to the rear of Broadway House is acceptable. Further details on the proposed design, particularly in the form of elevational drawings, are required to fully assess the likely impact of the proposed lean to and gabled extensions. There are some initial concerns regarding the principle of moving existing window openings, removing infill at ground floor, the size of the proposed footprint and the possibly shallow nature of the proposed roof pitches. Further detail is also required to assess the suitability of an extension wrapping around the south western corner. The proposed works to the modern garage appear more likely to offer an improvement on the existing design, but again additional details on the proposed design are required to make a full assessment.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

Application Submission:

I have included details below for application submissions should you decide to submit an application for any of the above works. Our Joint Local Validation Checklist sets out the details required for each application and this is available at:

<http://www.midsuffolk.gov.uk/planning/developmentmanagement/apply-for-planningpermission/national-and-local-validation-requirements/>

At formal application stage you will need to provide:

- A Site Location Plan, at 1:1250.
- A Block Plan, at 1:200 or 1:500.
- Existing and Proposed Elevations and Floorplans, at 1:100.
- Sectional drawings, at 1:2 or 1:10, and finish details of any proposed fenestration.
- A Heritage Statement, detailing the significance of the listed building and the impact of the works on that significance, to include evidence of any investigative works conducted, as relevant.
- A Design and Access Statement, describing the proposed works, with clear and convincing justification for them.
- If works to historic roof spaces are to be carried out, an Ecology Survey for bats and other protected species may also be required.

For the purposes of these proposals, the Heritage Statement and Design and Access Statement could be combined in a single Statement with two headings. This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist. We recommend that applications are submitted on the Planning Portal, which also provides further advice on making planning applications: <https://www.planningportal.co.uk/>

As part of any application you will need to submit the appropriate CIL form, which is available on our website. I hope that this provides useful information with regards to your enquiry.

I hope that this provides useful information with regards to your enquiry. If you have any queries in respect of this letter, or require clarification of issues, please do not hesitate to contact me. If you would like further discussion with regards to the detail of the proposal this would be subject to a charge for further advice, see www.midsuffolk.gov.uk for further details.

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Yours sincerely

Katherine Pannifer – Heritage Officer
on behalf of Philip Isbell – Chief Planning Officer – Sustainable Communities

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be give about the decision.

Please also note, responses to pre-application enquiries are only valid for six months from the date of receipt. You should seek confirmation that circumstances have not changed if you are submitting an application outside of this period.

APPENDIX 2
Photograph Showing Earlier Thatched Porch

