

## HERITAGE STATEMENT

# Batts Farmhouse, Base Green

### 1. Introduction

This Heritage Statement supports a Householder planning and Listed building consent application for the extension of a Grade II listed C17 farmhouse.

The property was Grade II listed on 15th March 1988 under list entry 128463. The details of the listing are:

" TM 06 SW 4/209 15.3.88

WETHERDEN BASE GREEN Batts Farmhouse

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*Farmhouse; C17 with probable C19 addition. Timber framed, apparently box frame construction on a brick plinth, rendered; brick chimney stack, outshuts brick built in Flemish Bond, pantiled roofs.*

*PLAN: The house is two cell, of two storeys, originally lobby or baffle entry, that is with the front door opening onto the central chimney stack: this entrance may survive as the door between corridor and kitchen. There are single storey outshuts to rear and north-west gable.*

*EXTERIOR: The south west elevation has three windows to the first floor and one to the ground: the main entrance has been moved to give direct access to the north-west room, and a modern glazed porch or conservatory added to the north end of this elevation. French doors have also been inserted in the south-east gable, which also has two first floor windows and an attic window. In the north east elevation a small window in the first floor cuts into the roofline of the outshut below. All windows are modern.*

*INTERIOR: Inside the timber framing of the walls is on the whole concealed under plaster; on the ground floor only the sill beam is visible resting on the brick plinth in the north-east wall of the southeast room, and there are posts and studs on the first floor landing. In both ground floor rooms cross beams at either end support axial beams which in turn support floor joists. Both axial beams are chamfered with carved stops. Fireplaces in both rooms have been rebuilt in brick: in the case of the north-west room, the wall around the fireplace has been reconstructed, with arched niches on either side of the fireplace itself opening onto space behind the wall. A short corridor connects the two rooms. To the left of the door from the south east room is an enclosed winder stair set against the chimney stack. At the end of the corridor is a walk-in cupboard, with door to the north-west room to the left. On the first floor timber framing is visible as upright studs, chamfered axial and transverse beams and joists. The original wide planked floors survive, and there is a fireplace in the largest, north-*

west, bedroom; this room occupies the width of the house. The slope of the central chimney stack can be seen in a small storage space behind this room. A corridor from the landing connects the other rooms. None of the doors are original. The roof space was not seen, but applicant's photos show that the roof timbers are modern.

*SUBSIDIARY FEATURES:* To the west of the house and associated with it are a range of sheds and outbuildings. These are in the same position as those shown on the 1886 OS map, but they have been much altered and extended, and their footprint is very different. Only a fragment of original fabric seems to survive towards the south end of the row of sheds, and these buildings are not of special historical or architectural interest.

*HISTORY:* Batts Farmhouse is a C17 building with probably later outshuts to the rear and to the northwest gable. The 1886 OS map shows that the rear outshut was extended in the C20, but that otherwise the house occupies very much the same footprint as it did at the date of the first ordnance survey. A small single storey porch at the north end of the south-west elevation is a C20 addition; this entrance replaced the original lobby entrance. The roof, windows and external doors were also replaced in the C20, and French windows were inserted into the south-east gable end.

*REASONS FOR DESIGNATION DECISION* Batts Farmhouse is designated at Grade II list for the following principal reasons: \* It is a C17 vernacular building which retains a significant proportion of its original fabric, including timber framing, ceiling beams, joists and floors. \* It is also of special interest for the survival of its essential plan form. \* It has group value with other listed farmhouses in its immediate neighbourhood, two of which are within a distance of 200m; Meadow Croft, early C17, to the east and Rookyard Farm, late C15 or early C16, to the south.

*Listing NGR: TM0144963621".*

The detached property is located in the Mid Suffolk District within the county of Suffolk. It constitutes the original detached farmhouse, and some single storey stable outbuildings, located on a private driveway off the main road. It does not fall within a conservation Area. The properties in Base Green are spread out and the buildings of the adjoining properties are some distance from the existing house.

## **2. Listed building consent History**

The following planning history is available on the Mid Suffolk website, applications made since the property was listed on 15th March 1988:

### **0118/94/LB**

Re-construction of chimney and removal of part of chimney stack to west elevation.replace existing windows;insert new velux window to west elevation and block up existing window. insert new door and window to kitchen/south elevation.insert new mullions to windows.re-render exterior walls and repair/ replace all boards and fascias.demolition of rear extension.

Batts Farmhouse Base Green Wetherden.

Application. No: 0118/94/LB | Received: Mon 23 May 1994 | Validated: Mon 20 Jun 1994 | Status: Granted

### **0225/00/LB**

Demolish existing extension to side elevation and erect new pitched roof extension; erect 2 no. dormer windows to side elevation. alterations including replacement of windows, repair/replacement of joinery, re-rendering of walls and renewal of rainwater goods.

Batts Farm Base Green Wetherden

Application. No: 0225/00/LB | Received: Fri 15 Sep 2000 | Validated: Fri 29 Sep 2000 | Status: Granted

### **3. Setting**

The Farmhouse, a detached property is located along a private driveway adjacent to the public highway, a good distance from the adjoining neighbours. The other properties in Base Green are comprised of private dwellings, and farms.

### **4. Significance**

The C17 external aesthetic of the original farmhouse, is of significance. The internal arrangement of the property has been altered from what would have existed originally, but the original plan form of the farmhouse is generally present. The design of the proposal seeks to sympathetically extend the layout of the property without radically altering its external appearance.

### **5. Proposals**

The proposed works to the property include:

- i. Extending to the rear with a single storey extension, re-using any removed pantiles, for the new extension where possible.
- ii. A new Kitchen
- iii. A new Utility area
- iv. a new Bathroom.
- v. A new wc cloakroom
- vi. Rebuild front Porch to match existing.

#### **Single Storey Rear Extension**

It is proposed to extend the property with a single storey to the rear to constitute A bathroom, WC Utility and Kitchen. This includes:

Demolition of a rear modern single storey extension, rebuilt to provide enhanced thermal insulation.

The new windows will match the existing windows in style, & colour.

The existing small high-level windows in the rear wall will remain with new lead flashings below and a new leaded detail around the deeper window of the two.

The removal of a metal corrugated sheet roof above the existing Utility arear is also proposed, to be replaced with pantiles.

Rebuild Porch- rendered plinth with timber double glazed windows to match existing over. Single layer membrane dark grey.

## **6. Impact of Proposals**

The impact of the new extension will be limited due to the proposed design mimicking the existing where possible, constructed in materials to match the existing, its visual impact would be significantly reduced.

Roof levels are generally maintained as existing. Located at the rear of the property, the extension will have no visibility from the driveway and approach, and will not be perceptible from the Public Highway.

With regard to internal alterations, these are only within the modern area of the house and do not impact on the original fabric or appearance of the house.

The internal finishes and joinery in the new extension and new rooms will match the existing. The enhanced layout will improve the existing internal layout and amenity of the property.

## **7. Conclusion**

The proposed extension to the property will have a positive impact on the heritage asset, preserving its historic value and its significance, whilst bringing the property up to date with modern living provisions.

The scale and massing of the extension is planned to reduce its visual impact on the Heritage asset.

The visual impact on the existing external appearance of the house is reduced by matching all existing materials, and maintaining visual lines.

Internally, existing joinery and finishes are to be reproduced to ensure the internal alterations are in keeping with the existing fabric of the Heritage asset.

Generally, the proposals will substantially improve the internal layout and amenity of the Heritage Asset, and ensure its longevity as a dwelling house into the future.