

Pottery House – 41 Front Street, Binham, Norfolk, NR21 0AL

Heritage Statement – [Rev B - February 2024](#)

**The significance of the heritage asset and the contribution made by its setting:**



Front Street, Binham looking south with the Pottery House on the right hand side

The Pottery House, 41 Front Street is a Grade II listed building that is located on the west side of the village's principle street at the centre of the Binham Conservation Area. The property occupies a generous site of approximately 1.6 acres, rising slightly towards the rear and wrapping around the adjoining brick and flint cottage to the south. There is open farmland to the west and a development of post war Council Housing to the south of the garden. Other surrounding properties comprise period village homes and holiday lets, including barn conversions to the north.

The majority of the neighbouring cottages on the street are of brick and brick and flint with red pantile roofs, some with stone quoins most probably salvaged from Binham Priory. A minority are rendered and painted. The Pottery House contrasts with the cottages that surround it as it has white-washed brick and stone quoins and opening surrounds that contrasts with its knapped and galleted flint street façade. The buildings that are set back from the village streets have brick and flint walled, or metal fenced front gardens.

**List Entry Description:**

**BINHAM FRONT STREET TF 9839 (west side)**

**20/5 Nos 39 and 41 II Pair of cottages. C17. Cut flint, whitewashed brick dress, red pantile roof. 2 storeys. No. 41 blackened flint plinth. Ground floor 4 3-light iron framed casement windows under arched brick heads and block surrounds. One single light window. Simple boarded door, one glazed panel; pentice hood on iron brackets C19.**

**First floor 3 3-light windows, 2 single light windows. Whitewashed end quoins, similar internal quoins mark bay at N. Broad whitewashed plaster eaves band, unmoulded deep eaves. Gable stack, central C20 stack. No. 39: 2 3-light casements, cast iron with glazing bars, white end quoins, base and lintels. Boarded door, whitened brick end quoins and eaves band. Party stack with No. 41.**

**Listing NGR: TF9830339601**

**The property has four distinct elements:**

The oldest part of the property contains the dining room (hall), the major part of the drawing room (parlour) and most of the first-floor bedroom accommodation. The two storeys are connected by a steep winder stair positioned in an alcove beside the chimney stack on what would have been the south gable end of the original building. The front elevation incorporates stonework, probably recovered from nearby Binham Priory following its dissolution in 1539 and thus could be of late Elizabethan or Jacobean construction. It may well have originated as the house of a prosperous Yeoman.

Now semi-detached, the core element of the two-storey brick, stone and flint house is likely to have been detached. The separately owned cottage at 39 Front Street adjoins to the south having probably been added 100 years after the original building's construction.

The 'original house' was extended to the north to encompass the remainder of the drawing room and first floor bathroom and dressing area accompanying the main bedroom. The appearance of this section suggests early 18<sup>th</sup> Century construction when the house was substantially restyled.

Possibly added at a similar date, a single storey extension was added on the west side, comprising a barrel vaulted cellar, with a scullery above and then extended further to form what is now the kitchen.

Further to the north a one-storey brick extension was probably added as an outbuilding in the late 18<sup>th</sup> to early 19<sup>th</sup> Century. Barnlike in its construction, this north wing was not incorporated into the living accommodation until much later and now forms the main entrance hall.

There are external and internal signs that suggest the property was once occupied as a couple of cottages, this may have been short-lived as the property was converted as a whole to form the Kings Arms Public House, with the first named licensee being recorded (on-line - [www.norfolkpubs.co.uk](http://www.norfolkpubs.co.uk)) in 1789. The entry suggests there may have been unidentified licensees a little earlier and it is possible that this change of use explains the addition of the west extension, cellar and scullery.

The pub closed in 1964 and was restored to residential use and possibly upgraded by the in the early 1980's (when the property was first listed). At this time a small agricultural barn typical of 18<sup>th</sup> Century construction on the north boundary of the property was converted to form a Barn Annex. An earlier owner, the artist Leslie Marr had used the barn as an art and pottery studio. An application for its renovation and extension was given planning and listed planning consent in September 2020 (NNDC Ref: PF/20/0885).

The four distinct elements are referred to as the 'original house', it's 'north extension', the 'west extension' and the 'north wing'.

**A description and statement of justification of the proposed works and the impact upon the overall significance of the building:**

## The Original House and its North Extension



The Front Street east elevation of the original house and its north extension

The east Front Street elevation of the 'original house' is faced with galleted knapped flintwork, raised off a brick and flint plinth, terminating at either end (and around the original windows) with stone quoins, most probably salvaged from Binham Priory. Altered and added window openings are now framed with brick as is the currently sealed entrance doorway. The general condition of the flintwork is good with only small amounts of localised repointing necessary. Where repointing of the flintwork is required an appropriate cement-free lime mortar, using a non-hydraulic binder and well-graded sharp sand will be used.

The street elevation of the 'north extension' is of standard brick and flint construction. This elevation has been inexpertly repointed using a cement mortar. This will need to be prised out and the wall carefully repointed with a lime mortar.

Amongst the drawings submitted is an elevation study of the stone and brick quoins and openings set into the flint façade. Overtime these have been painted white in non-breathable synthetic alkyd masonry and/or cement paints, sealing the porous fabric in an attempt to repel water, generating moisture inside the building, minor spalling of the soft red brickwork and rotting the existing timber frames. Similar paints have been used on the broad white washed eaves and blackened brick and flint plinth.

It is hoped to reveal the façades construction and changing history by removing the paint. The intention is to first test small trial areas to establish the best method of removal of paint from the stone and brick surfaces.

In areas A + B on drwg. no. 101 we propose using Solvistrip solvent based paint and coating remover, effective on water-based paints and coatings on most substrates. Solvistrip gel is applied with a natural bristle brush to dissolve the paint or coating to a water soluble residue.

It can then be washed down by hand, leaving the substrate in its original state. Please see - [stripperspaintremovers.com](http://stripperspaintremovers.com). Please see drawing nos. 100A and 101 rev A.

There have been a number of alterations to the masonry involving door and window openings. The northernmost ground floor window to the original house appears to have been a door, resulting in some untidy brickwork being inserted beneath. Once the paintwork is removed, a suggestion could be to reintroduce the doorway, or to replace the contemporary brick in this location with knapped and galleted flintwork .

Two small modern openings have been formed – one at ground level, to the right of the sealed entrance door and another above it. Neither have aesthetic merit and make the front elevation unnecessarily fussy. The first floor window provides daylight to a small bathroom and the proposal shows it reconfigured to match the original small single-light window at the south end. It is intended to remove the ground floor window and contemporary brick surround with galleted and knapped flint to match the original construction.

Above the blocked front door is a projecting canopy on brackets, covered with lead. This is inadequately supported and pulling away from the front of the building. It appears to be of late 20<sup>th</sup> Century construction despite being mentioned in the listing as being 19<sup>th</sup> Century. [This will be replaced with a timber canopy in keeping with the buildings 16<sup>th</sup> or 17<sup>th</sup> century origins.](#)

The larger late 18<sup>th</sup> / early 19<sup>th</sup> Century windows need minor repair. Most have their original opening metal casements, although two of those on the ground floor have been replaced by timber. In order to unify the appearance of the façade it is intended to replace these with bespoke metal casements.



[Internally the large fireplace located in the dining room \(hall\) has a stonework surround probably recovered from Binham Priory. The rear fire brick wall has been poorly repaired, with the addition of two recessed alcoves placed above the herringbone brickwork. It is intended to remove the alcoves and cement mortar, clean and repair the original herringbone and stretcher bond brickwork and infill with recycled bricks where needed to match the existing.](#)

In the same room a contemporary screed and cork tile floor has been laid over the original floor surface. Our intention is to remove this and replace the floor surface with stone paving to match the existing stone hearth.



### **The North Wing**

The Front Street and north gable elevations of the 'north wing' are of entirely 13.5" brick construction. This brickwork is less heavily fired, soft red brick and has resulted in extensive spalling. In the past this was addressed using textured masonry paint which led to the buildings deteriorating condition and is likely to have exacerbated problems with penetrating damp. Since the earlier planning consent, the building has been re-roofed, the interiors have been insulated, timber doors and windows replaced and the masonry paint removed, with the worst of the exposed masonry repaired with matching bricks repointed with a lime mortar. The remaining item of work still to be completed is the application of an exterior lime render that will be carried out with the rest of the Fronts Street façade work. This work was done in accordance with planning consents, NNDC Ref: LA/20/1971 and LA/21/3038.

### **The West Extension**



the west garden elevation of the original house and west extension

The roof covering over the West Extension is in poor condition. The tiles hang unevenly and are over spaced in places. The felt lining is unsupported and deteriorating at the eaves and water penetration has occurred in a number of places. Taken together with a lack of insulation it is intended to strip out the existing 20<sup>th</sup> century ceilings above the scullery and kitchen to expose the timber roof structure, insulate between the purlins and re-tile the roof using the existing and salvaged pantiles. As part of this work it is intended to remove the existing velux type window and replace it where the clay pantile roof meets the eaves of the main house with roof lights, using glass pantiles to match the existing clay pantiles.

In order to provide access between the existing kitchen in the west extension and the new Garden Room Extension, a new opening is required in the position of a former bricked up window. This will require the removal of a subsequent 19<sup>th</sup> Century chimney breast and stack that will form part of the roofing works. Please see drawing nos. 100A, 101A, 102A and 104 rev A.

## **The Proposed Garden Room Extension**



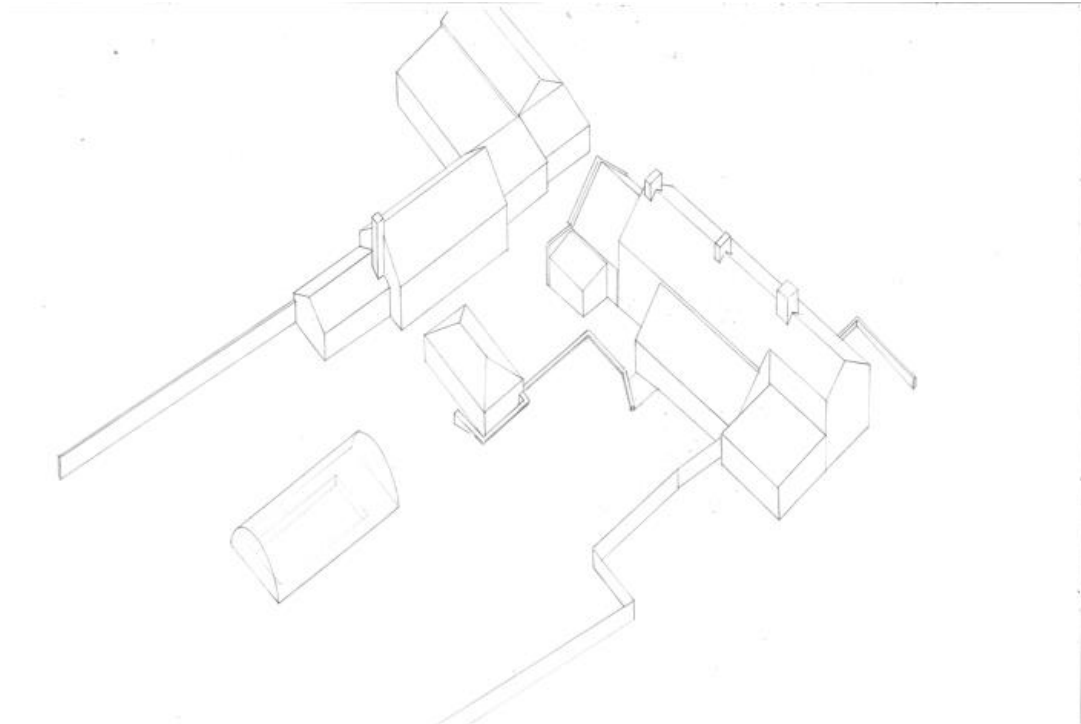
the bricked-up window in the west extension

The primary ground floor rooms of the original house look east towards Front Street with one doorway each connecting them to the extensive rear garden. With only two bedrooms in the 'original house, accessed by a steep winder stair it is proposed that a garden room extension is added with the intention of making as minimal an intervention to the existing fabric and layout of the Original House. A rudimentary late 20<sup>th</sup> Century conservatory adjoining the west elevation of the North Wing has been removed as part of the previous application, to clear space within the rear yard for the addition of the garden room and bathroom extension, linked to the house by a rear hall. In time the garden room could become a third ground floor bedroom, that is orientated towards the garden.

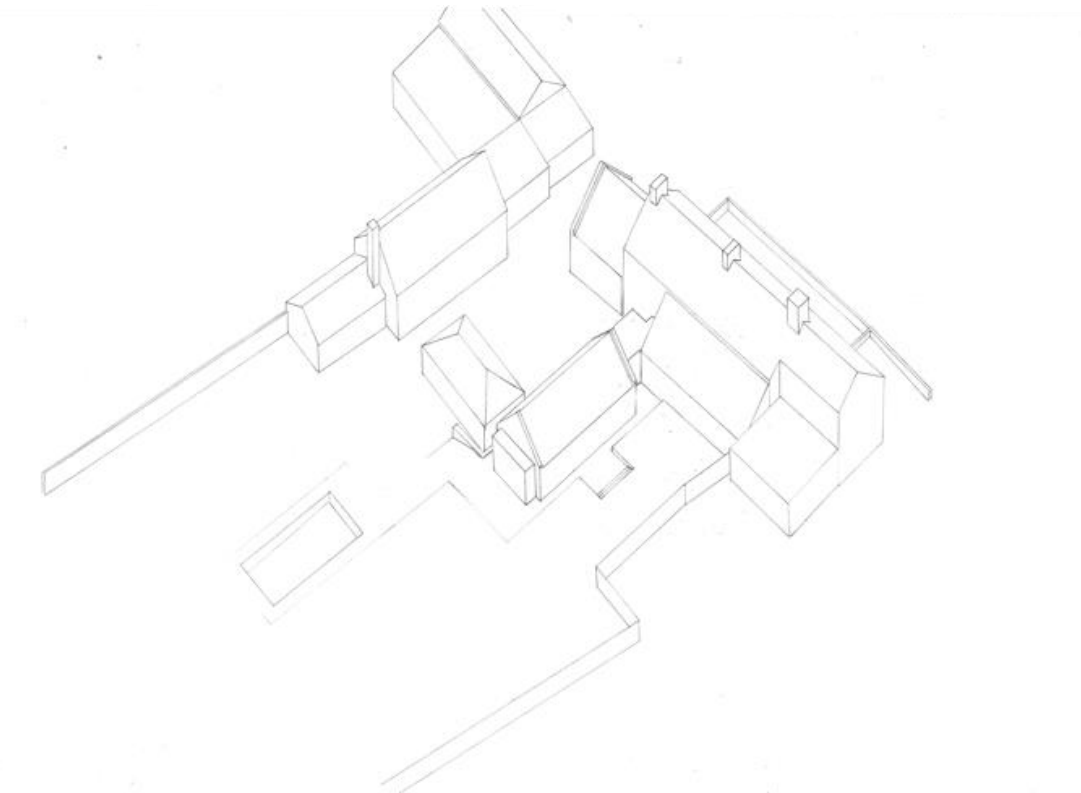
The garden room extension is placed perpendicular to the house, adjacent to an existing flint retaining wall that divides the rear yard from the garden and the west extension of the house, from its north wing. The garden room will have a similar vernacular vocabulary as the existing barn annex and cart shed that step outside the footprint of the main building. It will separate the yard from the garden and will be set above the retaining wall allowing easy access into the original house.

The garden room extension will be set apart from it by a low-level glazed entrance hall link. This will allow it to be viewed as an ancillary building that forms part of a cluster of buildings that are arranged around the yard. This will also allow views along the rear elevation of the house from the yard and garden. It will thus be respectful of the subdivision between the garden space and the yard and will act as a counterpoint to the existing barn annexe.

The garden room will have good quality clay pantiles to match those used on the house. The gable ends will be of brick and flint construction, whilst the side walls will have timber boarding within a timber frame that reflects the local vernacular for sheds and outbuildings. The entrance hall link will have a timber frame structure inset with minimal metal window and timber doors. Please see details provided on drawing nos. 100A, 101A, 102A, 103, 104 rev A.



a volumetric study of the original house and out buildings viewed from the south west with the retaining wall separating the garden from the rear yard.



a volumetric study of the original house and out buildings viewed from the south west with the proposed garden room extension separating the rear yard and garden.

### **The Cart Shed**



It is located across the rear yard from the original house. It is of brick and flint construction on three sides, with a timber column and beam construction on the front side, facing the yard. The rear elevation facing the garden shows signs that it was extended as a brick quoins appear in the centre of the wall.

It is intended to split the cart shed in two compartments with a timber stud dividing wall and timber boarding and doors to the yard elevation. The space closest to the new garden room extension contains the boiler and service facilities, the second space will provide a small studio with an opening and metal framed window placed between the two sets of brick quoins that denote the former cart shed extension, in the rear wall facing the garden.



The rear wall of the Cart Shed facing the garden

### **Proposed Front Street Garden Wall**

The current Front Street boundary is marked by timber bollards and barrel planters setting out a gravel forecourt. The proposed garden boundary replaces these with a brick and flint wall perpendicular to the existing building and metal estate fencing parallel to Front Street. Given the downward slope of Front Street, the proposed metal estate fencing will sit on a plinth wall of approximately 0.5 metres high at its north end.

The perpendicular wall will comprise a red brick plinth, pier and coping, with panels of flint to either side of a metal gate. The metal fence will be mounted on a red brick plinth. The character of the wall and metal fence will match the boundary walls and fences of many of the properties in Binham. The wall marks the boundary to the original house and its north extension and will enclose a planted garden. This will leave the gravel area in front of the north wing and barn

annexe that frame the entrance to the rear yard as an off street parking area. Please see drawing nos. 100A, 102A and 103 rev A.