

Pottery House, 41 Front Street, Binham NR210AL

Design and Access Statement – Rev A – Feb 2024

The Pottery House, 41 Front Street is a Grade II listed building that is located on the west side of the street in the centre of the North Norfolk village of Binham. The property occupies a generous site of approximately 1.6 acres. There is open farmland to the rear and a development of post war Council Housing to the south of the garden. Other surrounding properties comprise brick and flint period village homes and holiday lets, including barn conversions to the north.

The house has four distinct elements that are referred to as the ‘original house’, its ‘north extension’, the ‘west extension’ and the ‘north wing’, to which we propose to add a ‘garden room extension’.

The ‘original house’ is a two-storey brick, stone and flint building that is likely to have been detached when it was built in the late 16th or early 17th Century. The two storey ‘north extension’ and the single storey ‘west extension’ are both of brick and flint construction with a pantile roof. They both have the appearance of having been added in the early 18th Century. The ‘north wing’ is a one-storey brick extension that was probably added as an outbuilding in the late 18th to early 19th Century and was not incorporated into the living accommodation until much later.

Planning Consent History

The majority of the alterations to the original Grade II listed house, its north and west extensions, the north wing and a garden room extension were given planning consent on 23rd February 2021, NNDC Ref: LA/20/1971. Since then the north wing works have been completed apart from the exterior lime render that will be applied this year, along with works to the original house. This alteration to the original consent work was the subject of an additional application and consent dated 2nd February 2022, NNDC ref: LA/21/3038.

This latest application is made to renew the current consent with the addition of the following alterations as follows:

- a The alignment of the rear extension so that it is perpendicular to the existing house.
- b The division of the cart shed into a plant room and garden studio with the addition of a window to the rear facing the garden.
- c Replace the existing metal and timber canopy to the original front door, with a new timber canopy in keeping with the 17th Century House.
- d Replace the proposed brick and flint boundary wall with metal estate fencing and hedge.
- e Repair the rear wall of the fireplace by removing two recent alcoves and reinstate the existing brick bonds with reclaimed bricks to match.

Existing Condition

The condition of the original house flintwork is good with only small amounts of localised repointing necessary. The street elevation of the ‘north extension’ has been inexpertly

repointed using a cement mortar. Whilst the brick and stone quoins and opening surrounds have been painted, leading to the spalling of the red bricks and rotten timber frames.

The 'north wing' is 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 had led to the buildings damp and deteriorating condition. [This paintwork has been removed and the building has been insulated and refurbished and awaits the application of external lime render.](#) The 'west extension' is less well insulated than the rest of the 'original house', defective roof coverings, rainwater goods, and impermeable external wall finishes are creating a cold and damp interior.

The 'original house' has two first floor bedrooms and bathrooms connected by a steep winder stair to the living room (hall). With future needs in mind and with the intention of making as minimal an intervention to the existing fabric and layout of the original house, the rudimentary late 20th Century conservatory adjoining the west elevation of the 'north wing' has been removed. This has cleared access within the rear yard to enable the addition of a hall, bathroom and garden room extension that could in future be used as a third bedroom, orientated towards the garden.

The Proposal

It is proposed to carefully remove the paintwork on the brick and stonework of the front elevation of the original house. This work will be accompanied by the restoration of the flintwork where it has been badly repaired, the removal of the porch, opening up the original front door, removing the small ground floor window and reducing the size of the small first floor window above, are all these measures detailed in the Heritage Statement and will enhance the listed buildings appearance, allowing it to blend with the character of the other brick and flint buildings in the Binham Conservation area.

[As stated above the 'north wing' works have been completed apart from the application of an exterior lime render.](#) In addition it is intended to reconfigure and restore a number of window and door openings to the west extension. Introducing double glazing, removing a velux type rooflight and repairing the pantile roof covering, along with the introduction of roof insulation, will allow for the upgrading of the building's thermal performance. Again all these measures are detailed in the attached Heritage Statement

The ground floor of the original house is split into three levels. It is proposed to add a garden room and bathroom extension to the rear of the original house that will be linked to the kitchen and living room by a new rear hall at the mid level. This will minimise the number of level changes on entry to the house.

The garden room extension is placed perpendicular to the rear of 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.

The garden room extension will be set apart from the original house 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. 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 flat roof supported by a timber frame structure inset with metal window frames and timber doors. Two doors lead into the original house, the first by opening up an existing bricked up window to the kitchen. The second door exists as a glazed entrance to the garden from the living room, with a minimal link of double-glazed units set into a metal supporting frame.

The current Front Street boundary is marked by timber bollards and barrel planters, that mark out a gravel forecourt. It is proposed to add a garden wall and metal gate perpendicular to the house with a metal estate fence and gate, partially mounted on a low brick plinth, aligned with the front elevation of the original house. The gravel area in front of the 'north wing' and 'barn annexe', that frames the entrance to the rear yard will be retained, allowing access to the garage and provision of up to three off-street parking spaces.

Site Works

In order to update the existing house's heating system, a sustainable ground source heat pump has been installed, providing heating and hot water to the house and barn annexe. The heat pump is placed in the cart shed with primary pipework routed to link the house, garden room extension and the barn annexe.

The heating system takes up 50% of the cart shed area, allowing for a timber stud dividing wall and the provision of a studio room in the remaining space. In the studio an opening in the rear west facing wall will allow for the installation of a metal double glazed window, with views to the garden. The yard elevation will have timber boarding and doors to reflect the local vernacular for sheds and outbuildings.