

Cottages; 9 and 10 West Raynham Road, South Raynham, Norfolk, NR21 7HG  
PF/20/0756 & LA/20/0757

## Heritage Statement Revised S 73 Application. February 2024

### Issues

The ability to restore and preserve a listed structure whilst retaining its history and evolution, creating a dwelling that will stand the test of time in years to come within an economic environment where costs are a major constraint.

### Preamble

The current application took an approach which on the one hand internally removed all the traces of the evolution and history of the property as two dwellings and creating spaces with very little connection to the outside spaces and views afforded by the setting, whilst externally advocating for restoration approaches that fail to effectively and cost effectively address major structural issues on the three lean-tos.

The listing.

The text of the Listing is concerned mainly with the external appearance and grouping, in context with the other cottages attached. The style of the windows is also a feature, together for number 9 the front door and fanlight. This application does not seek to change the appearance of these features but does ask for some rebuilding and extending to create rooms with reasonable room, and to retain the building's interior history as two dwellings in doing so make the building better as a home in the countryside 2020 onward.

History is an ongoing reflection of contemporary society. To that end it can be demonstrated that where there is an opportunity for revision, careful consideration should be given for the best solution available for beneficial future use and to reflect the honest style of that revision period. In this case this old building, which in former life was a bakery and post office, there is almost nothing left in the architecture to indicate these former activities, and this cannot change. This building has planning permission for a restored condition as a family home, but with a layout that is less than ideal owing to the internal restrictions. Is it right that this opportunity to prepare this building for the next sixty years that we should stop short of making the internal arrangement the best that we can?

In the current climate things are changing and running costs are a significant consideration; the applicant therefore considers that the changes proposed in this application are appropriate for its preservation and utility for the future.

### Changes requested.

### Lean-to constructions

There is a lean-to on the North Elevation comprising two sections, one section, west is an older addition, early 20<sup>th</sup> Century perhaps, the eastern side, again 20<sup>th</sup> Century, an addition which appears to be late 50's early 60's. On this northern lean-to where the eastern wall abuts the main building the lean-to wall has slipped north

down the slope showing a large gap which will necessitate reconstruction. The other section of this lean-to the west is constructed in a different style, from a 'modern' brick. The two sections of this addition have different floor levels too.

- It is proposed that it would be better if rather than patch and repair that the whole section was rebuilt in a style and with materials which would suit the main building; this would be a good solution structurally and enable all structural issues to be addressed in an economical manner. Additionally, floor level can be regularized and ventilation to the basement room is reinstated.
- It is also proposed that to enable these structures to retain their use as kitchen and utility room, the lean-to should be extended as a reflection whereby today these spaces are social spaces rather than hidden utility spaces as would have been the case when the lean-to extensions were constructed.

Western Lean-to. This unusual part of the building is an important component of its character. Similarly, it is suffering from structural damage due to lack of adequate foundations and should also be rebuilt.

- Similarly, it is proposed that it would be better if rather than patch and repair that the whole section was rebuilt and enable all structural issues to be attended to in an economical manner, whilst also affording opportunity to perhaps raise the floor level to be more in line with the main building. Rebuilding with proper foundations will protect and stabilize the main building which suffers from shaking due to the close proximity to the road which is used by heavy farm traffic

## Internal

The interior of the main building with the lean-to is a difficult arrangement to get a good living space in the approved scheme with limited access to the outside. Additionally, current plans will result in the total elimination of all traces that the building was once two dwellings whilst also creating additional demolition and rebuilding cost to the detriment of the environment.

- It is proposed to retain both the set of stairs in the property and largely the existing layout on the first floor, with rooms retaining their current uses.
- Extending the north facing lean to will create a more amenable kitchen (and utility space) and widening the door from the dining room to the kitchen in No.9 will be sympathetic to the fabric of the building whilst also creating an open plan sociable space where the kitchen is the heart of the home.
- The steep and irregular stairs leading to the half basement in No.10 are a safety risk with a sloping head height of 1m to 1.6m, careful consideration should be given to their repositioning for safety reasons.
- It is proposed to enlarge the rear extension to create a connection between the east north facing lean to and introduce additional glazed windows and doors to afford a connection with the garden and views the location offers.
- The ceilings to the first floor are partially vaulted and it is proposed to install a ceiling above the tie beam with minimal increase in ceiling height. Roof rafters will be retained.
- It is proposed to change the use of the cellar into a habitable space, re-instate the ventilation and add a window on the south elevation.

## External

Proposed changes look to improve the amenity of the building by affording more natural light through additional windows and a roof light to the study room which will not be visible

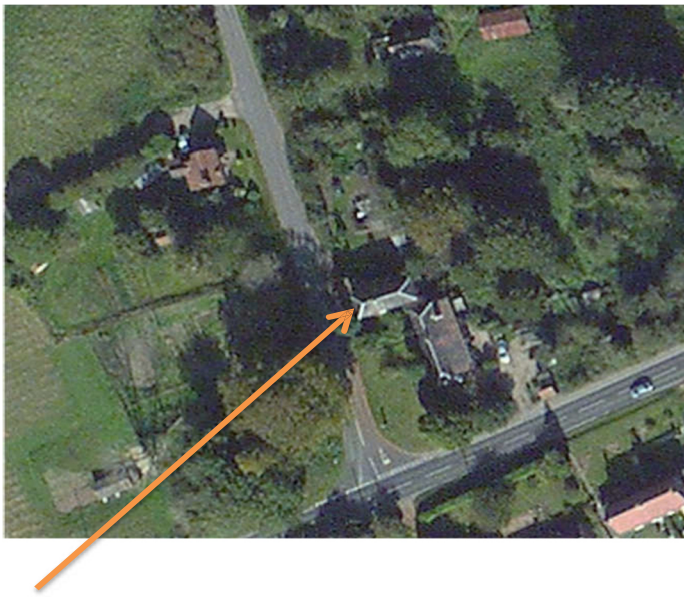
- Window to the west facing lean-to for the bedroom space, window on the landing for the stairs in No.9 of the east elevation to afford light to what is a narrow and dark staircase.
- Roof light to the study room whose window is very small and high up on the wall.
- 2 windows on the rear extension on the east elevation and conversion of a window and door on the north elevation to a patio door to afford more light and a connection to the outdoor and views afforded by the site.

## Other

It is proposed that the current LPG heating system should be replaced by a modern and energy efficient system. The approved ASHP scheme is not suitable due to the small nature of the cottage versus the large size radiators that will be required with underfloor heating not a viable option due to sections of the floor which need to be retained.

## Site

It is proposed to remove the approved extensive paving on the north elevation and reduce the amount of paving on the south elevation to be in keeping with neighboring properties and afford an environment for wildlife by creating a lawn area and space for planting.



Application Building (Satellite View)



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The contents of this record have been generated from a legacy data system.

Legacy System: LBS

## Heritage Statement as Current Application »

Cottages; 9 and 10 West Raynham Road, South Raynham, Norfolk, NR21 7HG

The following information is taken from Historic England's Listing details. A group of four buildings are under the same listing. This report accompanies a planning application for numbers 9 and 10 to become No 9.

LOCATION MAP.



9 & 10 West Raynham Road Grid Reference: 587954 323793

List Entry Summary



The contents of this record have been generated from a legacy data system.

Legacy System: LBS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 7,8,9,10, WEST RAYNHAM ROAD

List entry Number: 1172513

Location

7,8,9,10, WEST RAYNHAM ROAD

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

County: Norfolk

District: North Norfolk

District Type: District Authority

Parish: Raynham

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Jan-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

UID: 223897

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

### [Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TF 82 SE RAYNHAM SOUTH RAYNHAM, WEST RAYNHAM ROAD 10/65 No. 7,8,9,10

Row of cottages. c1800. Brick facades, some flint dressings to gables and rear, black smut pantiled roofs. 2 storeys, 'L' on plan. At south No. 7 with flint south gable and plinth. 3 ground and 3 first-floor wooden framed casement windows with single glazing bars, ground-floor windows under flat brick arches. No. 8 with one ground and 2 first-floor 2-light wooden framed casements and 6 panel door under flat brick arch.

No. 9 with 4 panel door with switch tracery fanlight. At right angles

No. 10 with 3 ground-floor casements, 2 with 2-lights, one with 3-lights, 3 first-floor casements with 2-lights. Brick dentil eaves cornice.

No. 10 with hipped roof and ridge stack. No. 7-9 with hipped roof, one ridge and one end stack.

Listing NGR: TF587954 323793

Also recorded as Norfolk Heritage Entry Number 47832

Recent history, the writer has been informed that the 9 and 10 housed the Local Post Office and a small bakery. This seems but when the exact time period of this is unknown, one imagines perhaps the early to mid 20<sup>th</sup> century.



NORTH ELEVATION  
SOUTH ELEVATION









WEST ELEVATION



SOUTH ELEVATION

## Constraints & Economics

Any changes must accord with good conservation practices to ensure the building has a useful life for the future and does not lose its character.

The internal remodeling can easily be carried out without changing very much to the interior layout, retaining the history and evolution of the listed building, whilst rebuilding and extending the lean-to will create amenable social space without affecting the appearance.

There is a responsibility to create a dwelling fit for the future to secure the survival of this listed building.





North elevation east facing 'Porch' No 9



Lean-to Kitchen No 9



Cellar Stairs Down



Main Reception Room No 9



West facing entrance No 9



Ground floor bathroom.





Upstairs



View looking east.



Northeastern corner



Looking north first floor No 10





Looking east showing southern garden space

Conclusion.

This is a very worthwhile project which will bring the cottage new life, whilst keeping its essential character.



## National Planning Policy Framework

Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development. 53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should: – be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; – reflect the highest standards in architecture; – significantly enhance its immediate setting; and – be sensitive to the defining characteristics of the local area. 7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.