

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



**Green Farm, The Street, Pettistree, Suffolk IP13 0HU**

*Private Residence*

**Design, Access, Impact and Heritage Statement**

Alterations & Repair to an Existing Private Residence which is Grade II Listed and located within a Conservation Area, Addition of a New Building, Refurbishment and Alterations to Existing Buildings within the Curtilage of the Listed Building.

In support of a Planning Application to:  
**East Suffolk Council**

Prepared by:



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**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

**CONTENTS**

**1.0 Introduction**

- 1.1 General
- 1.2 Purpose of Statement
- 1.3 Scope of Proposals

**2.0 Site Analysis**

- 2.1 Site location
- 2.2 Conservation Area & Heritage
- 2.3 Existing Site / Buildings
- 2.4 Existing Photos
- 2.5 Existing Facades of the Listed Building

**3.0 Proposals**

- 3.1 Overview
- 3.2 Layout
- 3.3 Amount
- 3.4 Scale
- 3.5 Landscaping

**4.0 Access**

- 4.1 Vehicular Access
- 4.2 Pedestrian access

**5.0 Sustainability**

- 5.1 General
- 5.2 Transport
- 5.1 Materials
- 5.2 Lighting

**6.0 Impact On Heritage**

**7.0 Conclusion**

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

**1.0 INTRODUCTION**

**1.1 General**

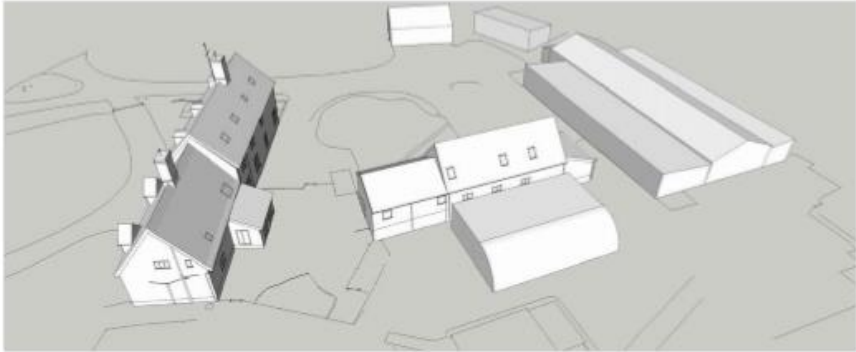
The following document has been produced in support of the application for planning permission and listed building consent for alterations to a residence and agricultural buildings at Green Farm, The Street, Pettistree, Suffolk IP13 0HU which is within a conservation area. The intention is to undertake the following:

**1.2 Purpose of Statement**

This statement provides an architectural explanation of the design approach adopted and confirms general access issues in support of the accompanying planning and listed building consent application. It serves to explain the design principles that have been applied in formulating the proposals. Its aim is to demonstrate that the proposals will not have a detrimental effect on the conservation area or on the listed building and will improve the overall appearance and usability of the buildings.

**1.3 Scope of Proposals**

The existing building is a farmhouse with three floors of accommodation. There are extensive grounds and additional buildings surrounding the farmhouse.



Existing



Proposed

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

Our proposal is to undertake the following:

- New build extension containing kitchen and ancillary rooms, which will be a simple volume with 'wrap around' timber cladding, with glazing to the private, south facing elevation.
- Link to existing farmhouse using a new 'garden wall' built in a mixture of brick and flint following the local vernacular style.
- Underground connection to the existing barn / stable building.
- Removal of plastic / polycarbonate roof to pool and creation of a natural pool.
- Careful 'light touch' restoration to barn / stable with minor internal alteration and reconfiguration.
- New glazing to south elevation of barn / stable retaining the existing timber frames.
- New hinged glazed doors to west elevation of stable with very minimal loss of frame and non-historic brick plinth.
- New door to north lean-to 1980s extension to barn and extension to south east lean-to 1980s extension to barn.
- Removal of MC20th east and west extension to LC19th piggery building revealing the original piggery building, replacing the western agricultural building with smaller garage on southern end, with solar panels behind parapets not visible from surrounding area.
- Removing non original closed porch to the western elevation of the farmhouse and replacing with open structure porch.
- Removal of EC21st porch on eastern elevation.
- Refurbishment and repair of the listed farmhouse, including updating order of rooms to ground floor and improving first floor and second bedrooms and bathrooms.
- Full landscape design by Marian Boswall landscape Architects.

Our application is supported by a full set of architectural drawings defining the proposals as follows:

P-1912-00 Drawing List

P-1912-01 Existing and proposed Site Plan 1/2000

P-1912-02 Existing Site Plan and Existing Site Block Plan 1/1250 and 1/250

P-1912-03 Proposed Site Plan and Existing Site Block Plan 1/1250 and 1/250

P-1912-10 Existing Site Plan 1/200

P-1912-11 Farm House Existing Ground Floor Plan 1/100

P-1912-12 Farm House Existing First Floor Plan 1/100

P-1912-13 Farm House Existing Second Floor Plan 1/100

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

P-1912-14 Farm House Existing Roof Floor Plan 1/100  
P-1912-15 Farm House Existing Elevation North West and South East 1/100  
P-1912-16 Farm House Existing Elevation North East and South West 1/100  
P-1912-17 Farm House Existing Section A-A 1/100  
P-1912-18 Farm House Existing Section B-B & C-C 1/100

P-1912-21 Barn Existing Ground Floor Plan 1/100  
P-1912-22 Barn Existing First Floor Plan 1/100  
P-1912-24 Barn Existing Roof Floor Plan 1/100  
P-1912-25 Barn Existing Elevation North East and South West 1/100  
P-1912-26 Barn Existing Elevation North West and South East 1/100  
P-1912-27 Barn Existing Section D-D & E-E 1/100

P-1912-102 Proposed Site Plan 1/200

P-1912-111 Farm House Proposed Ground Floor Plan 1/100  
P-1912-112 Farm House Proposed First Floor Plan 1/100  
P-1912-113 Farm House Proposed Second Floor Plan 1/100  
P-1912-114 Farm House Proposed Roof Floor Plan 1/100  
P-1912-115 Farm House Proposed Elevation North West and South East 1/100  
P-1912-116 Farm House Proposed Elevation North East and South West 1/100  
P-1912-117 Farm House Proposed Section A-A 1/100  
P-1912-118 Farm House Proposed Section B-B & C-C 1/100

P-1912-121 Barn Proposed Ground Floor Plan 1/100  
P-1912-122 Barn Proposed First Floor Plan 1/100  
P-1912-124 Barn Proposed Roof Floor Plan 1/100  
P-1912-125 Barn Proposed Elevation North East and South West 1/100  
P-1912-126 Barn Proposed Elevation North West and South East 1/100  
P-1912-127 Barn Proposed Section D-D & E-E 1/100

P-1912-131 Proposed Context Elevation 1 North East 1/200  
P-1912-132 Proposed Context Elevation 2 South West 1/200  
P-1912-133 Proposed Context Elevation 3 East 1/200

P-1912-201 to P1912-208 3D view of existing and proposed.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

**2.0 SITE ANALYSIS**

**2.1 Site location**

**The following references East Suffolk Conservation Area Appraisal.**

The site is located in Pettistree, accessed from The Street. Pettistree is a small village in east Suffolk four miles north-east of the market town of Woodbridge and a mile south of the large village of Wickham Market. The village lies on high ground above the west bank of the River Deben that runs southwards down to its estuary at Melton and Woodbridge and then a further eleven miles before reaching the North Sea between Felixstowe and Bawdsey.

The village is sited on the western edge of the coastal ‘Sandlings’ strip, part of the Ancient Rolling Farmlands identified in the Suffolk Landscape Character Assessment. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth



Aerial Photo of Pettistree with Green Farm indicated.

## **2.2 Conservation Area Heritage**

The following references East Suffolk Conservation Area Appraisal.

The small village of Pettistree, with a population of approximately 200, lies west of the A12, approximately one mile south of Wickham Market. The settlement has evolved a scattered linear layout, located to the south of the Conservation Area boundary. The oldest part of the village is the area around the church and the Greyhound Inn, which date from the 15th and 16th centuries respectively.

The village is attractive and has a largely unspoilt character, with many fine trees, hedgerows and attractive walls bordering well-kept gardens. It lies on a relatively flat plateau surrounded by a mainly open arable landscape. The fact that the land lacks undulation makes the trees, hedgerows and walls to gardens particularly prominent. The vegetation provides a sense of enclosure and structure to the street scene, as well as restricting vistas, resulting in intimate short views.

The form of the village is a relatively dispersed one; virtually all the buildings are detached, with some significant clusters or groupings being evident. As a result, the buildings appear as objects in the landscape; natural and hard landscaping features dominate, often hiding buildings from public view. The village appears very much as an enclosed enclave and it isn't until heading out of the Conservation Area that the relationship the settlement has with the wider open landscape becomes apparent.

Most of the buildings in the village have an access off The Street. This is the main route through the settlement, and runs from east to west from the Ufford to Wickham Market Road which, until the by-pass was built, formed part of the A12 trunk road. At the western end of The Street, by the village green, the road splits into three, becoming Thong Hall Road (to the north), Grove Road (to the west) and Presmere Road (to the south). To the north west of The Greyhound Inn is a further road (running north, towards the church) called Walnuts Lane, and feeding off this to the north east (and only partly within the Conservation Area) is Rogue's Lane. These lanes are important tributaries leading from The Street, each with their own distinct character (see later section, Street-by-Street Appraisal).

Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU



Location of Green Farm within the Pettistree Conservation Area.



## 2.3 Existing Site / Buildings

THE ABOVE ROOM AND BUILDING INFORMATION ARE TAKEN FROM: BJHC "GREEN FARM PETTISTREE, SUFFOLK DOCUMENTARY EVIDENCE FOR BUILDINGS REMOVED FROM THE SITE" (14/10/19), PRODUCED BY BARRY J HILLMAN-CROUCH MStPA DipFA BSc HND.

The existing buildings within the site are as follows:

- Farmhouse
- Cart Lodge
- Garage or Shed
- Piggery
- Barn and stable
- Granary Cottage

**The Farmhouse** is a grade II listed 17th and 18th century building. As described in Pettistree Conservation Area Appraisal document the farmhouse is timber-framed, rendered and colour-washed, and was probably formerly thatched, although now it has a plain tiled roof. A storey-and-a-half range with gabled dormers and casement windows dates from the 17th century. In the 18th century a two-storey addition with attic rooms in the roof was added. This also has casement windows (Suffolk six paned windows) and a glazed porch with a shallow pitched slate covered roof. There is a large red brick chimney stack to the ridge.

The Farmhouse has two easily differentiated phases of building: the Grand Part and the Modest Part.

**The 'Grand Part' of the Farmhouse** is large, has two storeys with attics and symmetrically placed windows around an offset firestack. The front doorway is within a LC19th style porch and has a genuine Georgian panelled door (detailed inside). The doorway is not necessarily in its original position as there is a blocked doorway on the other side still retaining an EC20th electric door push. All the windows are M-LC20th casements with 3/3 panes and opening top lights.

**The Modest Part of the Farmhouse** is one and half storeys, with unequal fenestration, rebuilt in the M-LC20th and has the front door blocked and rendered over. Both phases are timber framed and then rendered with an EML substrate. Both phases have clay tile roofs but those on the Grand Part are LC20th and the others are LC19th in style and fabric.

### Ground Floor

- **Rm. 01 (GF)(FH), Existing Living Room** - has another stair-trap. The walls for the Living Room displays nailed interrupted scantling studwork with straight primary up bracing from the central post. The ceiling has an exposed timber-frame with deep axial main joist and narrow section common joists set on edge similar to that in the Kitchen. There is a pegged in trimmer beam for

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

a stair-trap in the SW corner of the room. All the timbers are pitsawn and clamps have been nailed to the mid-rails to combat the spread of the building. Additional C19th iron straps have been added to arrest the spread. The frame has been designed for weatherboarding and the interior for lath and plaster however there are few nail holes in the joists but there is a line on the main joist for the original ceiling height which may therefore have been battened out. The fireplace (which backs on to that in the Kitchen) has been built outwards with LC20th brickwork to accommodate a wood-burner. None of the original is visible. The studwork in the northern window has been altered to accommodate a large LC20th mullioned casement and next to it is a blocked doorway for a lobby entry house. The walls are very thin because the lath and plaster insulation has been removed.

- **Rm. 02 (GF)(FH), Existing Kitchen** - displays the first floor frame which has very deep axial main joist with slender common rafters placed far apart and reinforced with C19th strapwork to prevent the outward spread of the walls. Two steel beams have been added to prevent sagging of the slender joists. The axial main joist appears to be much older and reused in this position. It is axe finished and made of oak. The common joists are pitsawn and either elm or softwood. Unfortunately they are all stained the same colour. Many of the common joists have added sprockets to extend them where they have rotted off and additional strapwork is connected to the midrail. These timbers were never meant to be seen and are pocked with nail holes from lath and plaster the depth of which can be gauged from the line on the main joist. In the centre of the building is a substantial brick firestack which in the Kitchen has been completely rebuilt in the LC20th. The bressummer appears earlier and has taper burn marks and apotropaic marks at each end and in the middle. The kitchen staircase has a number of questionable features. The door is EC20th. The stick baluster rail is cobbled together and has been cut back to allow the upper door to open. The carcase has been nailed to the stringer and the ceiling in the side passage was remade in the C20th. It is more than likely there was either no stair or a winder stair in this position.
- **Existing Service Rooms (Rm. 03(GF)(FH) + Rm. 04(GF)(FH))** - There are two service rooms divided by an inserted corridor. Each has an EC19th vertically boarded, edge-moulded door with several keyholes and pressed steel lock boxes.
- **Rm. 03 (GF)(FH)**, - the northern service room now contains the washing machines. The floor steps down considerably from the corridor so it may have been kept as a 'wet room'. Some 'old' shelves remain but they are EC20th and of no great value. There is a papered over window into the corridor and the brick floor is the same as in the other rooms.
- **Rm. 04 (GF)(FH)**, the southern service room, has been divided with a LC20th partition to add a WC. The floor, which flows into the corridor, has LC20th brick pavers set in grey cement. In the corner can be seen C19th style red bricks and the walls tap solid as though brick nogged. There is an interesting hanging shelf made of machined timbers with through tenons with rounded

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

mortices which may have supported a water tank. There are some basic C19th style shelves in the corner but they are not remarkable.

- **Rm. 05 (GF)(FH), Existing Sitting Room** - This room has timber-framed walls and ceiling concealed by lath and plaster. The main transverse deep chamfered joist and storey posts are visible. There are three two panel pine Georgian doors of EC19th style with period box locks and deep doorframes. The closet and stairs doors have IL hinges while the others have been rehung with flat hinges. The substantial fireplace has been rebuilt both in the Georgian era and in the LC20th. The fireback contains many Tudor style 50x110x230mm red bricks while the later bricks are 60mm or 70mm thick. The wide segmental brick arch has a wrought iron strap which replaces a timber bressummer. The hearth is entirely LC20th. The fireplace had been infilled on the southern side with thinner bricks set in grey cement. This seems to have been done to increase the volume of the lobby where the exterior door used to be.
- **Rm. 06 (GF)(FH), Existing Drawing Room** - is also lath and plastered over the timber-frame. The axial joist looks like a replacement made of softwood and has no true chamfers or stops. The sole plate can be seen raised above the floor, presumably on a brick plinth. The fireplace has been rebuilt in the LC19th or EC20th and contains a sheet metal back boiler. There is also an oval vent with a wrought steel scrollwork louvre of MC20th detail. The earlier bricks seen higher up are also the Tudor 2in type seen in the Sitting Room.
- **Existing Porch** - There is a fine 6 panel Georgian door hung on large IL hinges nailed to the frame. The porch is made of LC19th machined timbers with a period tiled floor.

### First Floor

- **Rm. 08 (1F)(FH), Existing Bedroom 1** - The offset butt purlin roof is displayed, having a very similar form to that seen in the Barn. A large low level collar has been inserted across the fireplace and is retained with a pegged lap joint and C18th style hand wrought hot punched ironwork. There is a vertically boarded and ledgered door with clenched nails and hand wrought pintle hinges with lanceolate terminals of C18th design. Above the blocked fireplace which has a Tudor segmental arch is a carved timber panel featuring grapes and a vine. This is a common C16th motif and is out of place here and has been added for decoration. There appears to be vestiges of an earlier frame in the north and south walls exemplified by passing braces and some thicker studs. These studs are also a different colour and appear to be oak rather than elm. The dormer window is also of interest as it is made from three different phases of fenestration – 1930's leaded light, Critall framing and LC20th casement. There are apotropaic marks on the exposed principal rafters by the dormer window. These are VV for the Virgin of Virgins and M for Mary, Mother of God. There is also an N which may be the number nine. These were almost certainly made in the MC19th when this practice was revived by the Cunning Men. The roof structure above Existing Bedroom 1 can be seen from Existing Attic Room 3. The form of the offset butt purlin is the same as that in the Barn and there is evidence the earlier ceiling came

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

up to the collars. Nailed on hangers indicate the ceiling was lowered in the EC19th and fresh pegs indicate the repairs made in 1986 when the asphalt membrane was replaced. The timbers are a mixture of blond oak and grey elm.

- **Rm. 09 (1F)(FH), Existing Bedroom 2** - has quite mean decor. Everything is thin and spindly. The door is a Victorian four panel door. It seems likely that the partition is in fact C20th and was moved across to increase the size of the rooms. This would account for why the corridor doors are not in the middle.
- **Rm. 10 (1F)(FH), Existing Bedroom 3** - This bedroom displays the storey post of the timber frame and the top-plate. Again all the details are cheap. There is a Georgian two panel door but it is reused from elsewhere, halfglazed and hung in a spindly frame with a top light.
- **Rm. 11 (1F)(FH), Existing Bedroom 4** - has a two panel EC19th Georgian style pine door with a deep doorcase. There is also pine 'eared' surround to the fireplace with an added mantel shelf. The storey posts and main axial joist are visible. The brickwork of the firestack is visible on the landing. The fireplace retains a MC19th cast iron fireplace with rotating hobs. The firestack has been comprehensively rebuilt in the late Georgian era and the fireplace on the Landing side has been bricked up very carefully with matching bricks. In Existing Bedroom 4 the register grate fireplace has seen little use so it has either been renovated or is a modern copy. Although essentially Victorian in design these fireplaces were still on sale in the 1930's.
- **Cor. (1F)(FH)**, -The staircase retains some older oak timbers but these have been reworked into a LC20th staircase made of machined pine but fixed with wrought iron rose headed nails instead of screws. The carcass has galvanised beading and plywood boarding. Given the lack of integrity of the design, using offcuts of older timbers skew nailed with flooring brads, it can be stated the present staircase is not original nor is it older than LC20th. However the hand rail and stick baluster appear original to the EC19th. The steeply ramped handrail, stick balusters and turned newel posts indicate a staircase of C.1800 to 1840. It is likely it has been reused from elsewhere as it does not terminate correctly top or bottom. The staircase carries up to the attic in a markedly different style. The joinery of the upper staircase is unusual and badly executed with peculiar design solutions. The newel posts are simply square posts hand rounded over. The stick balusters are skew nailed with visible nail heads. It is likely this was put together in the 1950's when times were hard and materials and labour scarce. The First Floor Corridor appears EC19th in character with lath and plastered walls and deep doorcases for the two panel doors of which one remains to the attic stairs and another connects to the Modest Part which is two steps lower in floor level. The top-plate and storey post have been exposed. The wall framing is visible on the Landing, in the WC and in the Landry closet. There is evidence for blocked windows in the south wall near the stairs. There are two visible scarf joints in the exterior walls that are simply halved and nailed. In the WC the external western wall has a large cambered tie-beam and primary bracing to the corner post. The chimney breast upstairs has no fireplace on the western side.

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

**Second Floor** - The roof structure of the Grand Part is visible in all the attic rooms which have been renovated in the LC20th. There is evidence however that the rooms were previously used as the rafters and purlins are peppered with nail holes for lath and plaster.

- **Rm. 12 (2F)(FH), Existing Attic Room 1** - the offset butt purlin roof has reused timbers in the collars and purlins. There are two runs of offset purlins, one near the top-plates and the other level or above the collars. Additional timbers have been added for the Velux and dormer windows. The frame is numbered in sequence on the principal rafters and collars in the same way as the Barn and it is highly likely they were built by the same craftsmen at the same time. The exposed brickwork of the firestack is Georgian with 60x110x235mm red bricks set in bright white lime mortar. The firestack has two clearly defined flues rather than one huge chimney. The boarded doors are all C18th/EC19th in design and character rehung on original wrought iron hinges using dome headed screws. The exceptions are the doors to the Bathroom and Bathroom closet which are LC20th.
- **Rm. 14 (2F)(FH), Existing Attic Bathroom** - The frame changes character and the roof has primary bracing with interrupted rafters – a design used in the LC18th and EC19th. It can be divined that the Grand Part and the Modest Part were originally two separate buildings that have been connected together by the addition of the bay containing the Existing Service Rooms, Bedroom 2 and the Attic Bathroom.

**The Cart Lodge** - three bay timber-framed building with EC19th style primary bracing and interrupted studwork. The exterior is entirely reclad in the 1980's with LC20th bandsawn and circular sawn weather-boards fixed with French nails.

Inside it can be seen that the frame is made of reused oak and elm timbers from a variety of older buildings. The frame is raised on a brick plinth of various sized bricks set in English bond. There are louvered wind vents at each end to prevent the roof being lifted off. The roof was reclad with single roman tiles and an asphalt membrane in the 1980's.

There are partitions between the three bays of recent vertical boards set on a frame of reused studs and remnants of earlier support posts that indicate a central doorway between bays. It is evident that there were doors at some point as there are sockets for drop bars on the storey posts which are machined softwood replacements.

The clasped side purlin roof has been made with machined softwood in the LC20th and nearly all the members are new including the bressummer at the open side of the Cart Lodge. Of the older timbers only a section of purlin and the raking struts remain. A section of old riven laths has been put back in to deter the birds.

**The Garage or Shed** - MC20th four bay buildings built out of scrap machined timber with a corrugated metal roof and end walls. There are two open bays and two closed with weather boarded doors. At the rear (eastern side) are two sets of windows made from reused casements and a sash frame turned on

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

their sides. The rear wall is made of wide vertical planks with heavy circular sawn marks with narrow vertical battens nailed over the joints.

This building is not shown on the 1958 1:10560 series Ordnance Survey Map but is featured on the 1978 1:2500 series edition.

**The Piggery** - three separate parallel buildings each designed to house pigs. The north aisle has a MC20th frame infilled with imperial sized blockwork and roofed with corrugated asbestos. The single pitch roof slopes inwards implying the rainwater was harvested to water the animals or clean the pens. The central aisle also has blockwork walls but has a LC19th or EC20th timber gabled roof with LC19th style pantiles.

The southern aisle is a simple steel framed shelter for exterior pig pens with ventilated sides and metal gates for directing the pigs in and out. The walls are of blockwork and the roof is of corrugated asbestos. Again the roof pitches inwards so the rainwater is collected off the central roof and then guttered away. The central aisle carries on in brickwork to the east where the walls are made from MC20th Flettons. There is a secure store with simple casements with obscured glass. On the eastern end is an additional lean-to of the same design with a corrugated tin roof and large window.

At the eastern end the roof of the central aisle is clad with LC19th pantiles including dozens of black glazed ones. The secure store has a LC19th style door with one pintle hinge and one C20t T-strap hinge. The lean-to has a four pane MC20th casement and MC20th door. Although this unit looks as though it should be WC it was probably a generator house.

The north aisle has concrete floors that bear the scars of former pig pens of which one remains in the central aisle. Steel clad half doors connect the pens so the pigs can be moved around the building as they grow. A LC20th lightweight stud partition has been inserted to create a large double garage suitable for car or tractors.

The interior of the building shows steel frames for the north and south aisles and a machined timber frame with brick piers for the central aisle which has a considerably heavier roof. The rest of the internal partitions are imperial sized blockwork and Fletton bricks.

The central aisle is set up in the same way as the northern aisle but one of the pig pens has been retained as a wood store. The other partitions have been removed to accommodate a small woodworking concern. The plumbing, tanks and water dispensers remain that supplied each pen and there are small doorways into the south aisle to provide exercise.

The roof of the central aisle is a LC19th style clasped side purlin structure made from 2x4in sawn softwood rafters paired onto a ridgepiece and stiffened with plank collars. The roof was insulated with reeds before the pantiles were put on. The roof was painted with limewash and any later additions stand out in grey. These extra timbers supported an Essex board or plasterboard ceiling to further insulated the pig pens. There are no tie-beams instead the roof spread is arrested with iron tie-rods supported from sagging with iron king bolts.

**The Granary Cottage** - building was a bull pen before it was converted into a cottage in 1985. (Planning Ref. No: C8524). It is built of red 65x110cx225mm brick with creased faces, sharp arises and horizontal pressure marks. The lime mortar is flint tempered and the bricks are bonded in an imprecise Flemish

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

bond. The modern outshot extension is in stretcher bond. There is a footing for a conservatory that was recently removed.

All the weatherboards, bargeboards and other timbers were replaced in the conversion. An original hayloft door remains in-situ screwed shut and blocked off. The cat hole indicates there was a staircase at some point and the 1884 OS map hints at it. Other than this door all the other openings are inserted as part of the conversion and lack closer bricks. The quoins are closed and there is a modillion cornice under the modern guttering.

The doors and windows are typical frames of the LC20th with double glazing and trickle vents. The outshot has grey cement mortar, a DPC and ceramic airbricks. The roof is clad with pantiles that pass seamlessly over the outshot. Inside it can be seen that the roof was replaced completely with sawn, treated softwood and an asphalt membrane.

The Kitchen and Shower/ WC are very recent decorated and represent an upgrade of the original furniture. Both are within the outshot. The original western brick wall is seen within the Kitchen and is the same as the rest of the building.

In the Living Room the exposed frame of the hayloft floor is made of steam sawn softwood with common rafters set in deep square transverse joists. All the timbers have been blast cleaned and it is evident there are two types of timber, one much redder than the blond pine. There are no visible carpenters' or bracking marks. The slenderness of the joists and their distance apart indicates no great weight (such as in a granary) was expected to be loaded on them. The staircase is a design classic of c.1970 installed in 1986.

The principal rafters and collars of the original roof have been retained but the rest has been replaced with tanalised timber which can be seen through the ceiling hatch. There is also access to the roofspace above the outshot where the brickwork and new roof can be seen.

### The Barn and Stable

#### Stable

- **Rm. 01 (GF)(BS) Existing Former Stable** - adjoined to the Barn. A smaller timber-framed building with a roof pitched for grey slates. This was obviously a stable and has a near centrally placed split stable door of LC19th design and fabric but has been overclad on the outside in the LC20th. The walls have a four feet tall brick plinth through which the doorway has been cut indicating it is not original. All the units are clad with the same boards and have the same pantile roof tiles which must all date from 1986. There are three types of fenestration. The plainer type is single paned casements with white painted woodwork. The second type is dark brown timber double glazed units with aluminium furniture typical of the 1980's.

The northern wall of the Stables is clad in LC20th boards to the same pattern as the rest and covers a brick plinth made of Flettons. There is a LC20th door and it is likely there was another in the NW corner. Inside some original elm boards remain nailed to the frame of the Barn.

The Stable's timber frame is made from straight cut timbers with long primary braces and nailed interrupted studwork. The upper part has been limewashed while the lower part is nailed for boards which have been removed. Some strengthening timbers have been inserted both before

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

and after the lime-washing. The tie-beams are secured to the topplates with MC19th style iron ties and do not coincide with the principal storey posts. Extra timbers have been added to prevent sagging. The machined softwood roof is a simple clasped side purlin roof with nailed plank collars and nailed on windbraces. There is an asphalt membrane from the 1986 works which is now falling apart. The northern and western walls have paper membranes while the eastern has a transparent plastic one for some reason.

### Barn

- **Existing Offices (Rm. 02(GF)(BS)+ Rm. 03(GF)(BS))** – Part of the historic barn, now the therapy centre and is divided into corridors and therapy rooms and offices. The original frame can be seen in the exterior walls and is made of reused oak timbers in a primary braced, nailed interrupted studwork frame. The modern inserts from 1986 are easily identified because they are darker, straight and bandsawn.
- **Existing Changing rooms (Rm. 04(GF)(BS) –Rm. 06(GF)(BS))** - The changing rooms have weather-boarded walls over studwork on a brick plinth of LC20th bricks with grey cement mortar. The changing rooms were given permission in 1992 Ref. No: C/92/0483 and 1995 Ref. No: C/95/1452 for the western one. These were given planning permission in 1986, 1992 and 1995.
- **Rm. 07 (GF)(BS) Existing Covered Pool** - given planning permission in 1992.
- **Rm. 08 (1F)(BS) Existing Studio** - There are three Velux type roof lights on the northern side. There is a pine staircase up to the first floor and original elm framing can be seen with evidence for an original hayloft or granary floor. However the present floor appears entirely rebuilt in 1986 and has straight machined softwood common joists exposed in the ceilings. The upper floor is open right through and displays an offset butt purlin roof with plank collars centrally tenoned into the principal rafters. The thin purlins are not pegged for short rafters which therefore must lay over them. The trusses are numbered in sequence with chisel points on the collars and principal rafters. All the timbers are pitsawn. The purlins do not have true tenons. Rather they are shaved down to a point passed through the mortice in the principal rafters and single pegged. This form of carpentry is used in ‘threaded’ purlins where the purlins meet in the middle of the rafter but here they are offset. The farmhouse has exactly the same designed roofs so it can be imagined they were built by the same craftsmen at the same time. In the roof void it can be seen that all the common rafters have been replaced in 1986 with 2x4in untreated softwood. The paired principal rafters appear to be cut from elm and ridgepieces inserted between them.

**THE ABOVE ROOM AND BUILDING INFORMATION ARE TAKEN FROM: BJHC “GREEN FARM PETTISTREE, SUFFOLK DOCUMENTARY EVIDENCE FOR BUILDINGS REMOVED FROM THE SITE” (14/10/19).**

**PRODUCED BY BARRY J HILLMAN-CROUCH MStPA DipFA BSc HND.**



**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

**2.4 Existing photographs**

Refer to BJHC “Green Farm Pettistree, Suffolk Documentary Evidence for Buildings Removed from the Site” (14/10/19) for internal photos, relating to the individual rooms and spaces.  
The following shows the exterior of the buildings.



View of South East (rear) elevation of farm house.



View of South East (rear) elevation of farm house.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



View of North East (front) elevation of barn (left) and stable (right).



View of South West (front) elevation of farm house.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



South East (rear) Elevation.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



The Piggery and Adjoining Recent Agricultural Buildings



The Cart Lodge

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



The Cottage

## 2.5 Existing Facades of The Listed Building

THE FOLLOWING INFORMATION IS TAKEN FROM: BJHC "GREEN FARM PETTISTREE, SUFFOLK DOCUMENTARY EVIDENCE FOR BUILDINGS REMOVED FROM THE SITE" (14/10/19). PRODUCED BY BARRY J HILLMAN-CROUCH MStPA DipFA BSc HND.

**North West Elevation of Farmhouse** - of the Grand Part is very similar to the northern in its fabric and symmetry. An earlier front door has been blocked off and the upper part used as a window. Both parts of the house present themselves as lobby entry houses. Rather than dormers, Velux roof lights have been used to light the attics on this side.

**South East Elevation of Farmhouse** - indicates that the house was re-rendered and re-roofed in the LC20th, most likely as part of the 1986 works. The porch was added in AD2000 (C/00/0459 | Single-storey extension to provide rear entrance porch | Green Farm The Street Pettistree). For some reason grey slate Eternit style tiles were used. The porch dates to AD2000 and contains no historic fabric. The window hidden by its installation is the same as the other casements. It does not replace another structure.

**North East Elevation of Farmhouse** - The end wall retains a 10/10 small pane sash window which may be a model for the original ones. From inside it appears to be LC20th replacement. The doorway is inserted as it cuts through the sole plate and has a Victorian four panel door with LC20th half glazing.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**

**3.0 PROPOSALS**

**3.1 Overview**



3d Views of the proposed

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

Our proposal is to undertake the following:

- New build extension containing kitchen and ancillary rooms, which will be a simple volume with 'wrap around' timber cladding, with glazing to the private, south facing elevation.
- Link to existing farmhouse using a new 'garden wall' built in a mixture of brick and flint following the local vernacular style.
- Underground connection to the existing barn / stable building.
- Removal of plastic / polycarbonate roof to pool and creation of a natural pool.
- Careful 'light touch' restoration to barn / stable with minor internal alteration and reconfiguration.
- New glazing to south elevation of barn / stable retaining the existing timber frames.
- New hinged glazed doors to west elevation of stable with very minimal loss of frame and non-historic brick plinth.
- New door to north lean-to 1980s extension to barn and extension to south east lean-to 1980s extension to barn.
- Removal of MC20th east and west extension to LC19th piggery building revealing the original piggery building, replacing the western agricultural building with smaller garage on southern end, with solar panels behind parapets not visible from surrounding area.
- Removing non original closed porch to the western elevation of the farmhouse and replacing with open structure porch.
- Removal of EC21st porch on eastern elevation.
- Refurbishment and repair of the listed farmhouse, including updating order of rooms to ground floor and improving first floor and second bedrooms and bathrooms.
- Full landscape design by Marian Boswall landscape Architects.

### Farmhouse

#### Ground Floor

- **Rm. 01 (GF)(FH)** Living room will become a cinema/game room. Connection between Rm. 01(GF)(FH) and Rm. 02(GF)(FH) maintained. Stair retained but as non original may be replaced with adjoining plaster removed between retained studwork with structural glass added as guarding. Interrupted scantling studwork with straight primary up bracing from the central post to be restored and preserved. Exposed timber-frame to ceiling with deep axial main joist and narrow section common joists set on edge to be restored. Additional C19th iron straps have been added to arrest the spread, checked for integrity and preserved. The fireplace (which backs on to that in the Kitchen), built outwards with LC20th brickwork to accommodate a wood-burner will be preserved.



## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

- **Rm. 02 (GF)(FH)** Kitchen will become a living room. C20th porch adjacent will be removed. Existing kitchen fittings and services will be removed. First floor frame which has very deep axial main joist with slender common rafters placed far apart and reinforced with C19th strapwork to prevent the outward spread of the walls will be preserved. The common joists are pitsawn and either elm or softwood will be restored.
- **Rm. 03 (GF)(FH)** Service room will become a wc. EC19th vertically boarded, edge-moulded door with several keyholes and pressed steel lock box is left unaltered. A toilet is added to change the room's usage to a wc. Historic level change will be maintained as the floor steps down considerably from the corridor.
- **Rm. 04 (GF)(FH)** Service room will become a home office. The LC20th partition to add a WC, will be removed, along with the accompanying fittings. There is an interesting hanging shelf made of machined timbers with through tenons with rounded mortices which may have supported a water tank, this will be retained. There are some basic C19th style shelves in the corner which will also be retained.
- **Rm. 05 (GF)(FH)** Sitting room will become an entrance hall /library. There will be view alterations to retain the visibility of original features. This room has timber-framed walls and ceiling concealed by lath and plaster. The main transverse deep chamfered joist and storey posts are visible. There are three two panel pine Georgian doors of EC19th style with period box locks and deep doorframes. The closet and stairs doors have IL hinges while the others have been rehung with flat hinges. The substantial fireplace has been rebuilt both in the Georgian era and in the LC20th. The fireback many Tudor style 50x110x230mm red bricks while the later bricks are 60mm or 70mm thick. The porch entry is to be replaced with an open structure porch in oak timber. The fine 6 panel Georgian door hung on large IL hinges nailed to the frame will be retained and restored.
- **Rm. 06 (GF)(FH)** Drawing room will become the formal dining room. The blocked doorway adjacent to the room is re-opened to allow garden access. There is little alteration internally and original features are retained - the fireplace has been rebuilt in the LC19th or EC20th and contains a sheet metal back boiler. There is also an oval vent with a wrought steel scrollwork louvre of MC20th detail. The earlier bricks seen higher up are also the Tudor 2in type seen in the Sitting Room, providing historical continuity with the rest of the house. The staircase will be modified to at the lower risers to allow access to the RM 06.

All of the above will have fully considered, updated interior design.

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

### First Floor

- **Rm. 07 (1F)(FH)** Bathroom will become bedroom 1. The existing wc is retained and becomes an ensuite. Cupboards are removed to reveal the firestack; the space adjacent to the fireplace will be used for storage. Bathroom fittings are to be removed. The ceiling to this room will be raised very carefully by 200mm to allow adequate headroom.
- **Rm. 08 (1F)(FH)** Bedroom 1 will become bedroom 2. No alteration, as there are many original features within this room: a vertically boarded and ledgered door with clenched nails and hand wrought pintle hinges with lanceolate terminals of C18th design, a carved timber panel featuring grapes and a vine and MC19th apotropaic marks on the exposed principal rafters by the dormer window will all be restored carefully.
- **Rm. 09 (1F)(FH)** Bedroom 2 will be subdivided into a laundry room accessed by the corridor, and an ensuite serving proposed bedroom 2. Room currently underused with poor quality fittings. The Victorian four panel door providing access from the corridor will be retained in the current position. A partition will be added below the joist parallel with the corridor. A door in the southeast corner will be added allowing this room to function as an ensuite to proposed bedroom 2.
- **Rm. 10 (1F)(FH)** Bedroom 3 will become an ensuite serving the master bedroom, connecting hallway between the rooms will become a dressing room. Rm. 10(1F)(FH) displays the storey post of the timber frame and the top-plate; therefore there is minimal intervention. A shower, bath and toilet will be added and more recent, cheap fittings will be replaced. The reused Georgian two panel door is relocated to the secondary corridor within the existing frame to permit entry from the dressing room. Cupboards and the existing wc will be removed from the connecting hallway and replaced with 2 wardrobes. This will widen the space around the fire stack, where EC19th bricks can be seen.
- **Rm. 11 (1F)(FH)** Bedroom 4 will become the master bedroom. No alterations within this room, original features are prominent and will be carefully restored. The storey posts and main axial joist will continue to be visible. The brickwork of the firestack, visible on the landing will be restored. The fireplace retains a MC19th cast iron fireplace with rotating hobs. The firestack has been comprehensively rebuilt in the late Georgian era and the fireplace on the Landing side has been bricked up very carefully with matching bricks.

All of the above will have fully considered, updated interior design.

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

### Second Floor

- **Rm. 12 (2F)(FH)** Attic Room 1 will become bedroom 4. The frame is numbered in sequence on the principal rafters and collars in the same way as the Barn and it is highly likely they were built by the same craftsmen at the same time; heritage is maintained through the lack of intervention. This will be retained and remain visible.
- **Rm. 13 (1F)(FH)** Attic Room 2 will become bedroom 5. Very little intervention, the currently specified room will become a bedroom through the addition of a dividing wall located along the existing joist closest to the chimney. The boarded door at the top of the stairs is C18th/EC19th in design and character rehung on original wrought iron hinges using dome headed screws, this will be relocated with the fittings to the added wall. This produces a corridor around the chimney where the exposed brickwork is Georgian with 60x110x235mm red bricks set in bright white lime mortar.
- **Rm. 14 (1F)(FH)** Bathroom will become an ensuite serving proposed bedroom 5. Primary bracing with interrupted rafters – a design used in the LC18th and EC19th are retained, this room will maintain the same function but fittings may require updating.

All of the above will have fully considered, updated interior design.

### The Barn and Stable

There will be an underground link between the newbuild extension and the barn / stable. The link is provided to strengthen the link between all the buildings on site and increase their usability. The link also adds intrigue and interest to the whole site and increases the enjoyment and drama of the spaces. The circulation flow through the whole property becomes a sequence of enjoyable and contrasting experiences, from typical early 18<sup>th</sup> century room to room circulation in the listed building through a link with traditional wall to one side and glass overlooking the garden to the other, through the high ceiling new build, to the under ground link, to the barn and stable with light touch restoration and agricultural feel and on to the outside around the natural pool area.

### Ground Floor

- **Rm. 01 (GF)(BS)** Stable will become a work entertaining space / workshop / kitchen. - adjoined to the Barn. This smaller timber-framed building which has been over clad on the outside in the LC20th will receive a light touch restoration approach to preserve the raw appearance of the agricultural building. The walls have a four feet tall brick plinth through which the doorway has

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

been cut indicating it is not original. All the units are clad with the same boards and have the same pantile roof tiles which must all date from 1986.

A new glazed area will be added on the southern elevation, above the brick plinth. The timber frames of the external wall will be retained and a mirrored timber framing system will be added to outside to protect the original framing allowing views out and light in.

The northern wall of the Stables is clad in LC20th boards to the same pattern as the rest and covers a brick plinth made of Flettons. There is a LC20th door and it is likely there was another in the NW corner. Inside some original elm boards remain nailed to the frame of the Barn. The barn will receive insulation but retain the visibility of the framing system.

The Stable's timber frame and strengthening timbers, tie-beams and topplates and storey posts will be restored. A concrete floor will be added with underfloor heating powered by ground source heat pumps.

- **Rm. 02 (GF)(BS)** Office 1 will merge with Office 2 to become a larger volume single office. Partition will be removed between Rm. 02(GF)(BS) and Rm. 03(GF)(BS). The original frame of the historic barn can be seen in the exterior walls and is made of reused oak timbers in a primary braced, nailed interrupted studwork frame. The modern inserts from 1986 are easily identified because they are darker, straight and bandsawn, the partition between offices will be removed to produce a single office of greater volume.  
A new glazed area will be added on the southern elevation, above the brick plinth. The timber frames will be retained and a mirrored timber framing system will be added to outside to protect the original framing allowing views out and light in. An existing window will have an area below the cill removed to allow access from the office to the outside without interrupting the brick plinth, a step will be added inside and outside. A concrete floor will be included with underfloor heating powered by ground source heat pumps.
- **Rm. 03 (GF)(BS)** Office 2 will become a larger volume single office with Office 1. South east wall is a 1986 insert and will be brought inward, to allow space for an additional wc directly south east of the offices.
- **Rm. 04 (GF)(BS)** Changing room becomes entry point for stairs to underground link. Door is removed.
- **Rm. 05 (GF)(BS)** Updating of changing facilities, South West extension to the existing 1980s lean-to extension will create a health suite and relaxation area. 1986 modern inserts will be altered by the addition of benches while the heritage structure of the external walls will be unaffected. The wc is retained but becomes accessible through the updated changing rooms. Corridor space will become a shower and steam cubicle.
- **Rm. 06 (GF)(BS)** Sauna will be retained and updated.

## Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

- **Rm. 07 (GF)(BS) Pool Enclosure removed.** The covered pool was given planning permission in 1986; the roofing is one of the least attractive features of the site and no longer required and will be completely removed. The pool will be retained and a natural, outdoor pool created in its place. Natural swimming pools are ecologically sound and are chemical free. They promote healthy living. They use plants as a living biological filter which in some cases is assisted by additional filtration. The careful selection of plants is essential for the pool to gain a correct balance which helps provide water clarity and quality. A isolated hot tub will be added within the natural pool to increase the use of this area.

### First Floor

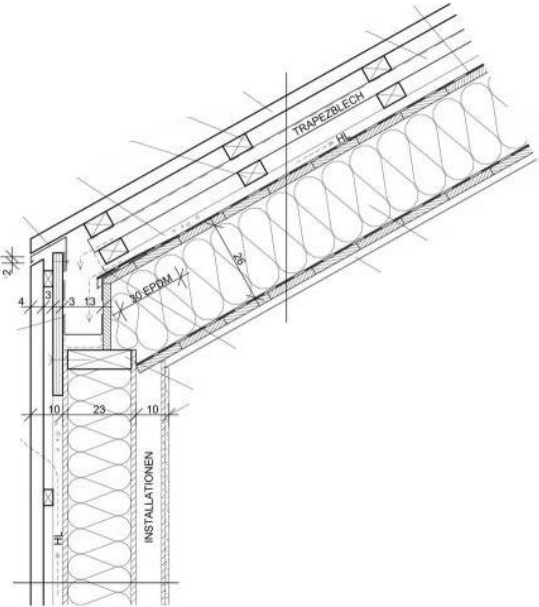
- **Rm. 08 (1F)(BS) Studio retained.** There are three Velux type roof lights on the northern side which will be retained. There is a pine staircase up to the first floor and original elm framing can be seen with evidence for an original hayloft or granary floor. The stair will be made more open to the stable area to increase a sense of openness and connection. The offset butt purlin roof with plank collars centrally tenoned into the principal rafters will be retained and restored where necessary. The farmhouse has exactly the same designed roofs so it can be imagined they were built by the same craftsmen at the same time so is an important feature that will remain visible.

### New Build

- **Rm. 01(GF)(NB) Proposed Kitchen.** This will have pitched open ceilings with a simple structural truss, sliding glass doors opening onto the south west family garden. No windows to the north. Two skylights on the South West elevation above the kitchen.
- **Rm. 02(GF)(NB) Proposed Pantry.** The pantry will be accessed to the south east of the kitchen through a pocket door, there will be a wc adjacent.
- **Rm. 03(GF)(NB) Proposed Mud Room.** This room will have dog washing facilities and storage.
- **Cor. (GF)(NB) Corridor** will connect the proposed kitchen to the underground link by wrapping around the utility rooms.

Cedar or kebonny planks will be used as a roof finish and wall finish, the timber will be 'decorative' as there will be a roof skin of plastic single ply membrane roof below with standing seams to which timber battens are fixed and timber planks above. The gutters and downpipes will be concealed. The planks will be blackened in colour through off site treatment.

**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



The design of the new build extension is extremely simple and unfussy to directly contrast with the surrounding historic architecture and landscape.



The simple design of the new build extension is also contrasted with the 'garden wall' which tiles the existing house to the more contemporary new build. The material used will be brick and flint which is typical of the local area in Pettistree. Bricks are commonly used to strengthen and break up larger areas of flint stone walling.

Images of brick and flint walls, shown below, are from the local area.

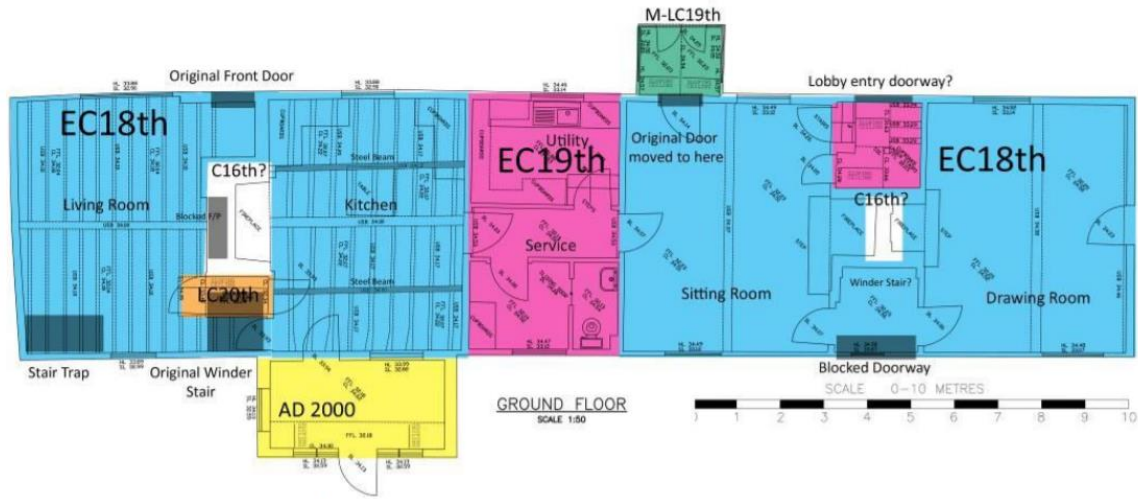
**Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk  
IP13 0HU**



A concrete floor will be added with underfloor heating powered by ground source heat pumps. Glazing frames will be minimal to increase light and views out. No high level vertical glazing will be included to reduce light pollution. Glazing will be triple glazed to improve thermal performance. Rooflights will increase natural light into the space. A wood burning stove will be added to provide additional warmth and a focal point.

# Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU

## 3.2 Proposed Layout



Plan showing age of the existing farmhouse

The layout of the existing house is an amalgamation of many additions through time. The original house dates to EC18<sup>th</sup> with two buildings of paired rooms around two central fire stacks, the service rooms and connecting corridor are an EC19<sup>th</sup> update. The original door was moved to a central location on the northern facade and a porch was a M-LC19<sup>th</sup> addition. Another porch added in the C21<sup>st</sup> extends onto the southern family garden.

The layout of all 3 floors of the existing farmhouse will largely remain the same. Room usage is the primary change throughout the farmhouse, to simultaneously preserve original features and make the layout more appropriate to modern family living. The main change will be the addition of the modern kitchen to the east of the house; this will form a connection between the existing farmhouse and the barn building.

Refer the following drawings for the proposed layout  
P-1912-01 to P-1912-02 SITE PLANS  
P-1912-110 to P-1912-133 ALL PROPOSED DRAWINGS

## 3.3 Proposed Amount

Refer Drawings:  
P-1912-01 to P-1912-02 SITE PLANS  
P-1912-110 to P-1912-133 ALL PROPOSED DRAWINGS



## **Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU**

### **3.4 Proposed Scale**

There is no change to the scale of the overall building. The new build extension will be subservient to the farmhouse. The 'garden wall' link between the farmhouse and new build will be 2.5m high which is appropriate scale in relation to the height of the adjoining buildings. All internal elements will be scaled appropriately.

Refer Drawings:

P-1912-01 to P-1912-02 SITE PLANS

P-1912-110 to P-1912-133 ALL PROPOSED DRAWINGS

### **3.5 Proposed Landscaping**

There will be a full, comprehensive landscape design by Marian Boswall landscape Architects.

## **4.0 ACCESS**

### **4.1 Vehicle Access**

Vehicle access is via The Street. There is an option to arrive at the front of the farmhouse and new car parking will be provided to the west of the farmhouse. There is also the option to continue to the buildings behind the farmhouse with external and internal car parking provided – the existing cart lodge will be retained and new garage built at the south west edge of the piggery. A new route to the east of the piggery will provide access to the farmyard.

### **4.2 Pedestrian Access**

The building is located with direct access to The Street; however this road has no pavement. There is a drive leading directly to the house from this road, this drive connects the major buildings on the site. Existing pedestrian rights of way will not be affected.

The existing farmhouse due to its listing can not have increased accessibility. The new build will have level access and the barn and stable can be accessed via external level access.

## **5.0 SUSTAINABILITY**

The proposal for Green Farm will embrace the principles of sustainability in so far as is practical within the limited scope of the proposals. Solar panels will be added to the roof of the garage, to generate renewable electricity. These will not be visible from the house or grounds so will not affect the site heritage. Ground source heat pump will be added for the water and space heating systems; this will reduce the overall reliance on fossil fuels.

## **Design, Access, Impact and Heritage Statement for Green Farm, The Street, Pettistree, Suffolk IP13 0HU**

The new build extension will be insulated to the highest standards and insulation will be added to the existing building without affecting the historic fabric.

Relevant wildlife surveys have been undertaken and will be adhered to.

### **5.2 Transport**

The site is within the village of Pettistree, 15 miles north of Ipswich and 5 miles from Woodbridge, both of which provide rail transport links. The village has little public transport connection but can be accessed by vehicles (from the south) via the A12 or (from the north) the A14. The site is easy to reach from the A12, B1438 which has a junction with The Street. The Street is centrally to the village of Pettistree and the site has a drive providing direct connection to this road.

### **5.3 Materials**

The specification of materials will be in line with the sustainability guidelines wherever possible and compatible with aspirations for energy use. Much of the material within the building has historic value and will be retained in place, and if necessary will be relocated and repurposed on site.

### **5.4 External Lighting**

All new lighting will be low light pollution LED lights. External lighting will be incorporated into landscape design by Marian Boswall landscape Architects.

## **6.0 IMPACT ON HERITAGE**

We believe the proposals have no or extremely low impact on neighbouring properties and minimal impact on the Grade II listed building itself.

## **7.0 CONCLUSION**

We believe the proposals contained in this design, access, impact and heritage statement, as well as the supporting application and drawings will make a positive addition to the area and provide a comfortable modern, energy efficient home and is a sensitive redevelopment and improvement to the area's housing stock.

In light of the above, it is requested that these proposals for Green Farm be recommended for approval.