

HERITAGE STATEMENT

For

**Construction of an extension to a side lean-to
and construction of a 3 bay cart lodge**

At

Cuckold's Green

Wrentham, Beccles, Suffolk. NR34 7NB

National grid reference: TM 48370 82882

Post card date stamped 1913



SCOPE

This statement has been prepared based on the Governments National Planning Policy Framework – Planning Practice Guidance 12, Conservation and enhancing the historic environment.

ASSESSMENT OF THE SIGNIFICANCE OF CUCKOLD’S GREEN AS A HERITAGE ASSET

STATUTORY DESIGNATION OF CUCKOLD’S GREEN – Extract from the listing:

Grade II, first listed 27th November 1954. List entry: 1032153

House, at one time 2 cottages. Probably C16; restored c.1900. Timber framed, mainly plastered, thatch roof. One and half storeys. In 2 sections, that to the right slightly higher. C18-C19 2-light casement windows, 2 to each section. Central gabled porch with plank door. One eyebrow dormer to left, 2 to right. Heavy internal stack at junction of the 2 ranges; smaller gable end stacks. Interior with exposed timbering but somewhat altered; the left hand range has a 5-light diamond-mullion window (blocked) at first floor level.

NATIONAL MONUMENT RECORDS

Two items are stored on the record. The statutory list description provided above and a black and white photograph from the ‘red box collection’ taken by T.E. Legg in 1948, provided below.

SUFFOLK HISTORIC ENVIRONMENT RECORD -dated 3rd November 2015

This was provided by James Rolfe an Archaeological Officer for Suffolk County Council and included all records within a 500m radius of Cuckold’s Green. The records are divided into the following categories:

- **Events** – none for Cuckold’s Green but 3 are documented, for Wrentham Hall including a heritage assessment, an evaluation and a monitoring event.
- **Monuments** – none for Cuckold’s Green but 21 monuments are covered, including 2 artefact scatter, 8 earthworks/hollow ways/tracks/pits and field boundaries mostly identified from crop markings, 3 sites (of a Great house, Chapel and Deer park), 3 relating to the Church and Vicarage, 4 outline records mainly artefact scattering and 1 record on a WW II site.
- **Historic Landscape Characterisation Map** – This characterises the landscapes current use and historical origin. Cuckold’s Green is recorded as type 10.1 – A built up area of unspecified type or size. The surrounding open countryside is recorded as type 1.1 – Pre-18th century enclosure - random fields.
- **Listed Buildings** –There are 7 listed buildings recorded including Cuckold’s Green (as detailed above). See Appendix

SETTING

Cuckolds Green is in open countryside around one mile to the west of Wrentham and set back off a private track.

DEVELOPMENT IN THE 20TH CENTURY

Post card date stamped 1913

Prepared by: Ian Watson

Date: 4th November 2015



Cuckold's Green was restored and converted from two cottages to one, probably in the 1920's. A central Gabled Porch was probably added at this time, along with stairs within the porch providing access to both sections.

1948 photograph by T.E. Legg



The lean-to was rebuilt along with a 2 storey rear addition probably in the early 1950's. These have cavity walls and are built with a plain bricks (Not facing bricks) and rendered.

Front elevation 2015



Side, North elevation 2015



Rear south elevation 2015



ASSESSMENT OF THE IMPACT OF THE PROPOSAL

The original proposal submitted to WDC for pre-application planning advice (Ref: DC/PREAPP/15/2496) included extending the rear 1950's range, increasing the external footprint by 36 square meters, allowing for 'open living' Kitchen dinning with bi-folding door access to the garden.

However it was felt that active use of the main part of the historic house would be significantly reduced.

This proposal looks for a small increase in the external footprint by 15 square meters along with sympathetic changes to the historic part of the house to enhance the listed building, preserve its significance and ensure active use for the future.

The proposal also looks to make the 1950's structure distinguishable from the historic part of the building and energy efficient.

The changes will better serve the needs of today's occupants.

There are no changes to the front elevation of the historic building which is given significance in the listing.

THREE BAY CART LODGE WITH ATTIC OVER AS A WORK ROOM.

The cart lodge will be timber framed and clad with a steeply pitched pantile roof in keeping with the steep pitch of Cuckold's Green thatched roof and to allow for work room over. Pantiles will be new red clay and un-weathered to allow weathering to occur naturally over a few years. The design is consistent with the region and an open countryside setting.

To mitigate its prominence, the cart lodge will be sited some 20m from the house, with the third bay lowered and set back from the frontage, to break up the bulk of the building and reduce the overall impact of the structure. The ridge height of 5.8m is lower than the 7m ridge height of the house.

Photo Voltaic panels will be attached to the south elevation of the cart lodge roof which will not be visible from the house or surrounding gardens.

The cart lodge will not be visible from the public road.

DEMOLITION, REBUILDING AND EXTENDING THE 1950'S SIDE LEAN-TO

Prepared by: Ian Watson

Date: 4th November 2015

The side lean-to was rebuilt probably in the early 1950's as evident from the photo history above and the method of construction. (cavity walls and plan 'modern' manufactured bricks only suitable for rendering as a finish.)

The side lean-to shows significant subsidence and is of poor construction. It is proposed to demolish and rebuild. The walls will have a rendered finish and to distinguish it from the historic part of the house it is proposed to set it back slightly from the front range and to use new red clay and un-weathered pantiles, allow weathering to occur naturally over a few years.

The Side lean-to will be extended to the rear by 4.6m, increasing the external footprint of the house by 15 square meters. This new ground floor area will be used as a plant room and utility. It will be timber clad with weatherboard to break up the length of the lean-to and distinguish the new part.

ALTERATIONS TO THE REAR 1950'S 2 STORY RANGE

Internally the stairs will be moved to provide access to both the rear range and the front range. The stairs are currently only providing access to the rear range and they are awkward, not being compliant with building regulations.

Externally the thatch will be replaced with new red clay and un-weathered pantiles, allow weathering to occur naturally over a few years. This will allow the ridge to be stepped down from the Thatch ridge of the historic range and thus make it subservient. The walls will be insulated externally and clad with weatherboard (Natural not black). These changes will make the 1950's range more comfortable and energy efficient. They will also allow the 1950's addition to be more distinguishable from the Historic part of the building.

Two solar panels will be installed on the south side of this roof. These will not be visible from the front of the property.

ALTERATIONS TO THE HISTORIC PART OF THE BUILDING

Stairs – The stairs are one of the biggest challenges. They are within the front porch leaving only a 500mm gap for access to the house via the front door. In addition to get access from the dining room to the lounge you have to navigate round the stairs in the porch with the same 500mm restricted passage. The stairs were probably installed in the 1920's when the property was renovated and converted from 2 cottages into one and the porch was added. They have a pitch of 49 degrees (Max should be 42 degrees) and width of 620mm. They are not of any historical interest.

Photo of stairs in the porch. To the right is access to the dining room and left access to the lounge



Photo from the dining room of the stairs. Access to the lounge is via the porch around the stairs with a restricted passage of only 500mm



The stairs will be replaced with a single leg serving the left hand range with handrail either side. They will be of similar 'simple' oak construction appropriate for the cottage. The specifications include a pitch of 45 degrees with going and rise at 220mm and a width of 800mm. The stair configuration will be changed to commence in the dining room and occupy what is currently the under stairs cupboard – see photo above. These changes will remove the stairs from the porch, providing an entrance hall and unrestricted passage between the dining and living room.

Stud wall between dining room and kitchen

This will be removed providing open lighter living space, mitigating the almost warren feel to the cottage. The stud wall is in a poor state with rotten wood and missing infills. This change is not material to the overall significance of the Oak frame and will provide for enhancement of the Historic asset.

Dining room window (rear of property) replace with oak French doors

Prepared by: Ian Watson

Date: 4th November 2015

The window below is of no historical interest and faces the rear of the property. It is fixed. (no opening) This will be replaced by Oak French doors and installed by an Oak craftsman. This change will enhance the kitchen diner by allowing more light into the cottage and allowing access to the garden

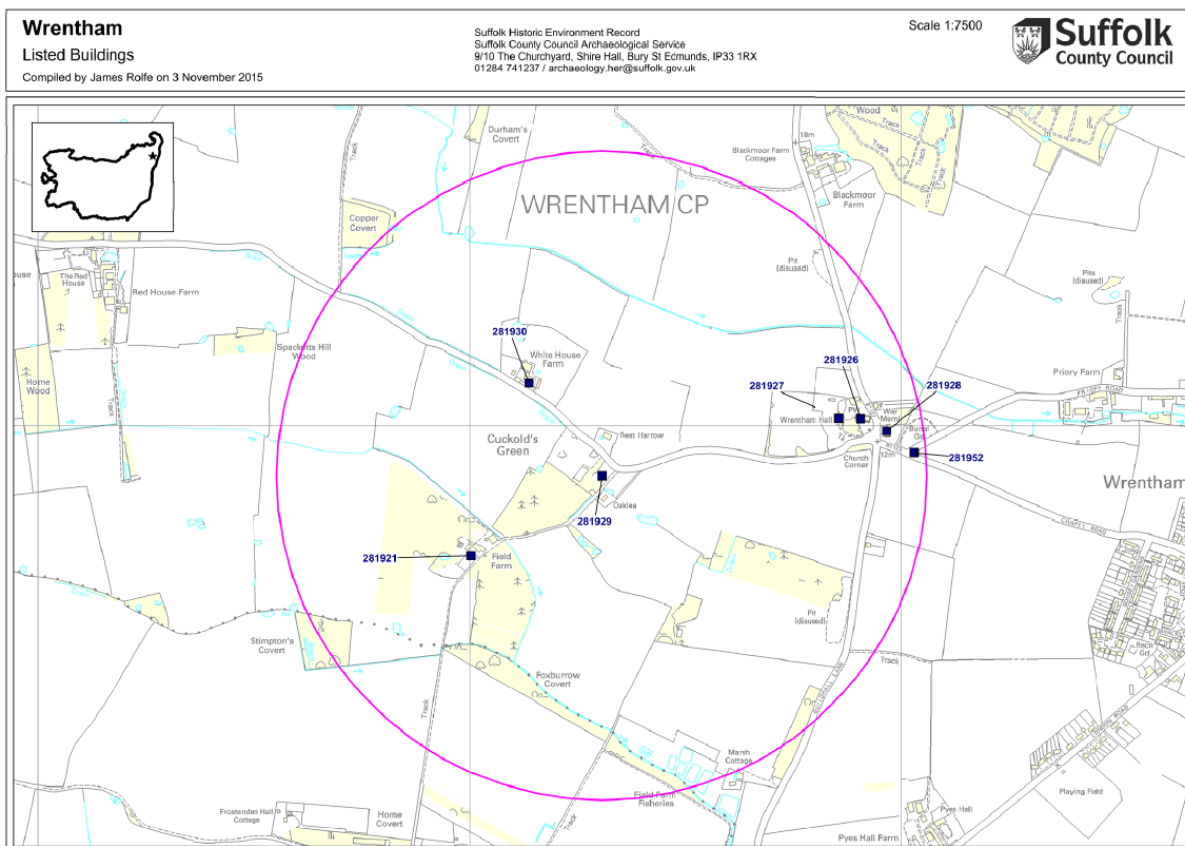


Create an opening to connect the first floor historic building to the 1950's rear range

This change is linked to the change to the stairs detailed above as these will only service one side of the Historic part. The stairs in the 1950's part will service the other side of the historic part. An Oak craftsman will be used to make sympathetic changes to a small part of the properties Oak frame.

APPENDIX

Suffolk Heritage Environment Record – 7 listed buildings (including Cuckold's Green) within a radius of 500m of Cuckolds Green.



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