

Planning, Design and Access Statement



Edge House Barn Rishangles





Front elevation

1.0 Historical Context

2.0 Proposals/Use

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01 Historical Context

1.1 Setting

The site is an existing historical barn North of Edge House in Rishangles, Suffolk. It is shown on the 1880's map and formed a range of barns North of Brick Kiln Farm (now Edge House). It is an attractive Suffolk red/ orange brick building with central East facing barn doors and West lean to all pantiled.

1.2 Fabric and Features

As noted above many historical elements of the barn remain intact such as walls, some framing and roof dating from the 1860's. The barn retains its historical openings and position within the context of the former farm and landscape.

1.3 Significance

The main significance is that the barn is a typical example of type and tells a history of the site. It is also intact and largely unaltered with original layout and openings. It is thus a non designated heritage asset due to its intactness, position within a grouping, its age and its example of its type and usage within the history of the Suffolk landscape.

01 Historical Context



Internal view

01 Historical Context



Rear West barn view

1.4 Description

Whilst the barn is not listed it is clearly a non designated heritage asset and is typical of a 3 cell Suffolk brick barn with rear lean to and later adjoining wings. As can be seen in the below maps the barn and farm site has had a variety of names over the years.

Originally starting out as Brick Kiln Farm it is suggested that the West pond started off as a clay pit and hence the name for the site and buildings. It then becomes Ivy House before becoming Edge House.

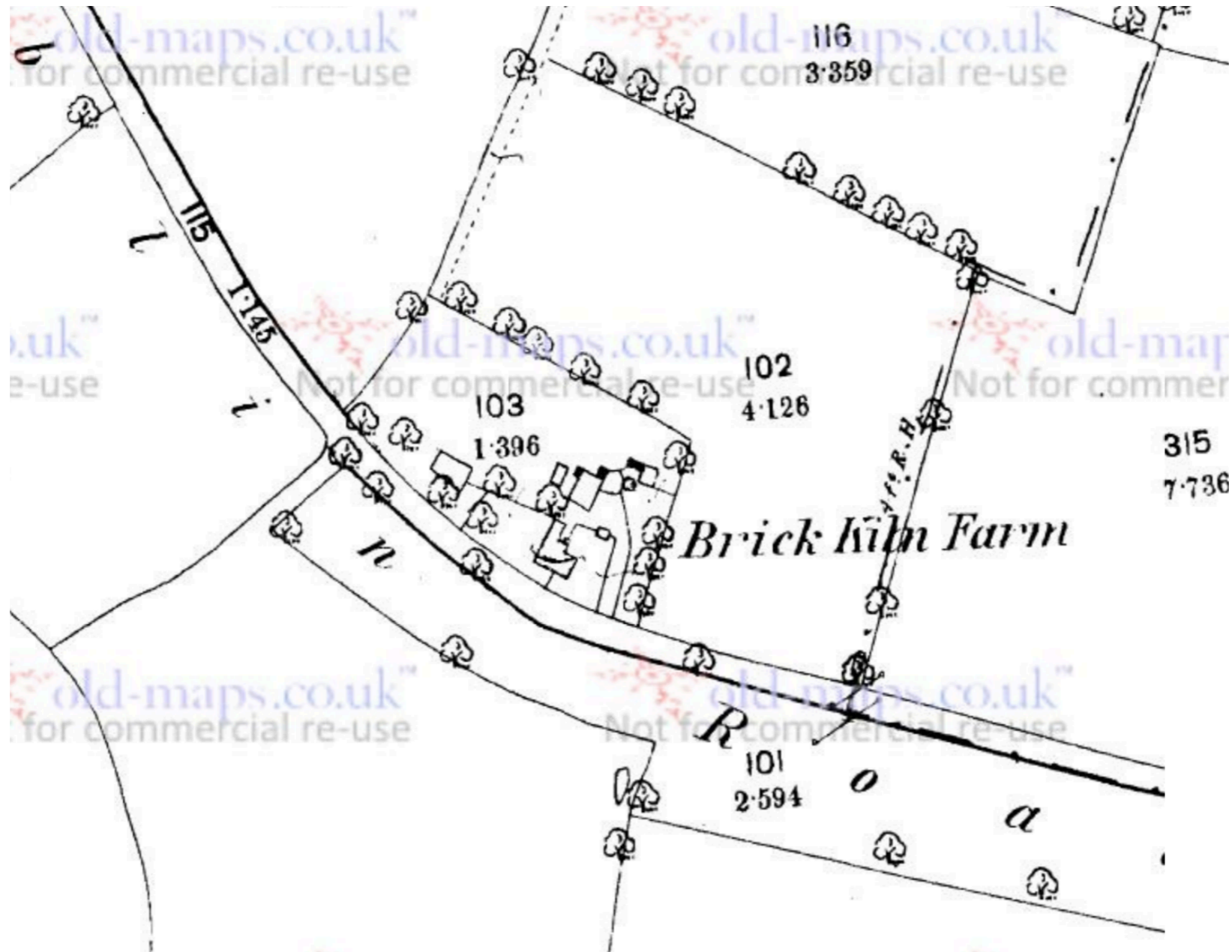
The main barn changes little since the 1880;s with the main change being the loss of the more Eastern barns and their replacement with a new East wing shown on the 1978 map.

The farmhouse to the front of the site adjacent the road has also changed little.

The main later addition is the stable block to the North. The adjoining West barn has been lost and now a concrete slab stands in its place to the West of the barn subject of this conversion.

Access into the site has also been moved further East as ownership has changed since the 1970's

01 Historical Context



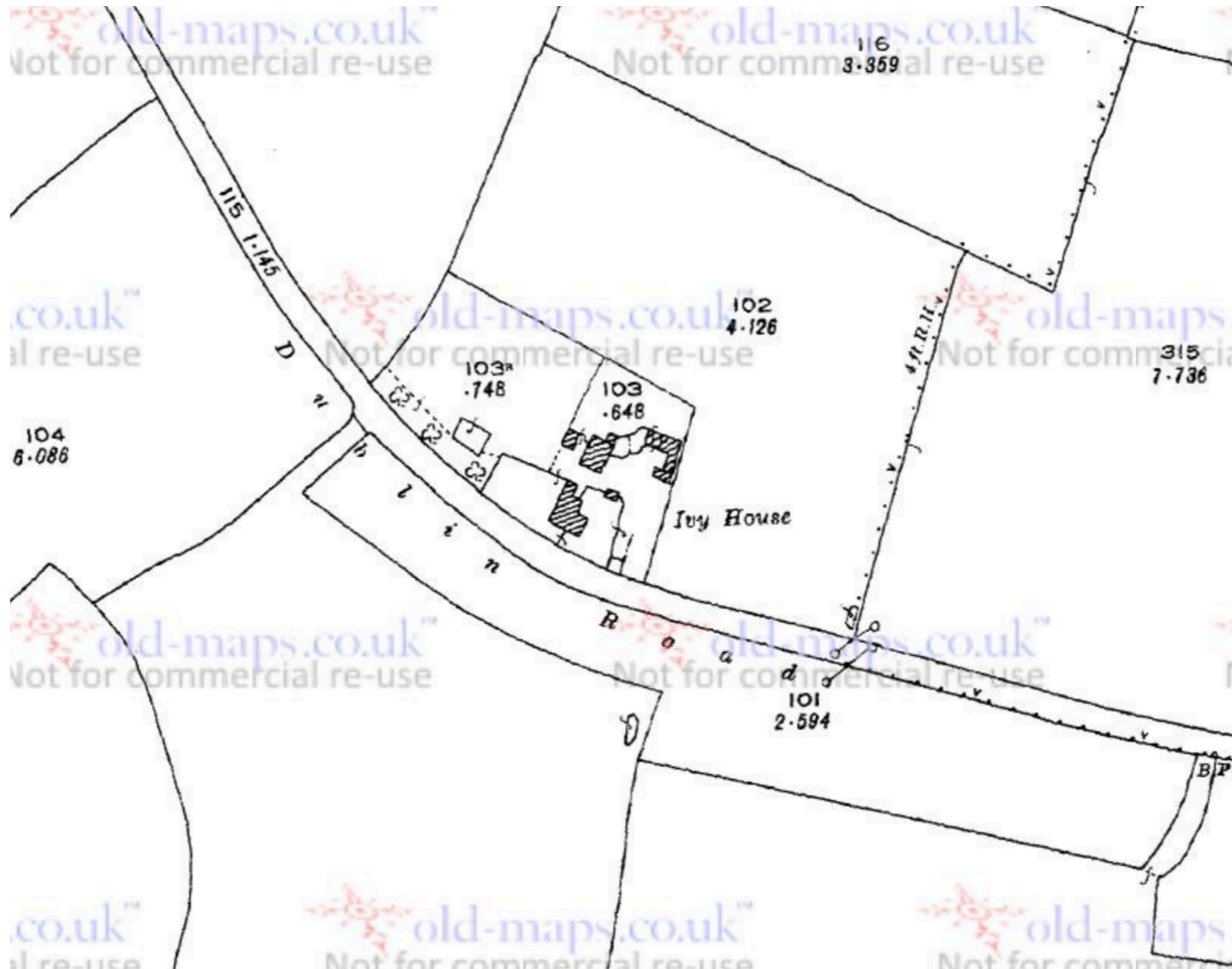
1886 Map

01 Historical Context



1904 Map

01 Historical Context



1926 Map

01 Historical Context



1978 Map

We propose to:

- Convert the NDHA barn to a single modest residence retaining all walls, trusses, roof and openings.
- A small amount of openings are needing to be created to link different parts of the barn together.
- The parking area already exists and modest gardens will be created from existing garden areas. New native hedging boundary shown.
- Reroof the North East single storey range to bring it more in keeping with the main barn with a duo pitch tiles roof.

The barn will be highly insulated and energy efficient with air source heat pump and underfloor heating.

- Carefully strip roof tiles, store for reuse and reinstall following roof sheathing with an external insulation and installation of rafter sprockets, breather membrane, battens.
- Careful repointing and repair of brick walls and making good around openings. All in an appropriate lime mortar. Matching bricks will be sourced to replace spalled bricks
- Installation of wall insulation internally. To be wood fibre and breathable to inside of brick with a lime plaster finish with clay paint.
- Installation of new insulated floors with underfloor heating and air source heat pump. Minimum 150mm insulation with upstand to meet wall insulation.
- Whilst retaining current subdivisions we will install some further subdivisions to create WC. Study, bathroom, bedrooms and en suites etc.
- Creation of two no first floor en suite bedrooms with central double height space at barn doors and bridge.
- Installation of doors and windows.
- Creation of parking and garden spaces.
- Retention of double height central space with bridge and feature staircase
- Brickwork spine wall left exposed internally
- Timber frame left exposed internally

The works proposed will enable the historical barn to be saved and the history and setting of the site preserved.

The works are sensitive to the defining characteristics of the barn and seek only to repair and reinstate with walls and roof retained ensuring no changes to scale or massing. The gardens are modest and contained by the existing buildings

All openings respect the agricultural form and largely reuse existing openings

Materials are all respectful and appropriate for a rural barn and will match existing.

Access remains unaltered in terms of vehicular and pedestrian access which will utilise the current access connecting to the highway. This provides a wide access with clear vision in both directions.

We believe that the proposals are in line with the local policies in that they propose no substantial harm to the existing heritage asset and do not alter the existing heritage fabric in line with NPPF requirements. They retain and restore a non designated barn ensuring its long terms survival and maintenance.

The proposals have been carefully designed to ensure they are in line with local planning policies ensuring good design, respect for the non designated heritage asset, subservience and readability.

The pre application received supported conversion to a dwelling and recognised this was a sustainable long term use for the non designated heritage asset.

We believe that the proposals cause no harm to the existing non designated heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. All works seek only to enhance the barn and its setting. The East barn roof reworking is appropriate being single storey and on a previously developed footprint and respecting the duopitched barn form.

A sustainable long term use needs to be found to ensure the survival of the non designated heritage asset barns.

The careful design ensures no loss of amenity and no impact upon the neighbouring house. The proposals were supported at pre application stage