

DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT SCHEDULE OF WORKS

Southolt Hall North Barn – Renovation and conversion of redundant buildings to create dwelling. Erection of cart lodge.



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1.0 Historical context

1.1 Setting

The property is a disused set of barns. They sit North of other barns, which are just North of the grade 2 listed Southolt Hall. All of the buildings sit within a large land holding as shown on the location plan. The main timber frame barn runs East – West and has a large surviving timber frame with midstray and barn doors facing South onto the foldyard. East and West single storey Victorian ranges contain this foldyard. The wings are as expected open to the foldyard and then have solid walls to outside faces. The barns sit on the approach to Southolt Hall, though this approach is modified from the historical plan and the entrance and approach to the hall is not as it was originally. There are no nearby neighbours and the barns sit some distance North of the listed house ensuring any potential impact through conversion is mitigated by distance.

1.2 Fabric & Features

The main East West 2 storey timber frame barn remains intact with original framing and part brick threshing floor. A hayloft to its Western end is still in existence though this has been later enclosed for other purposes associated with the wider dwelling/ holding. The framing is in good condition with some later insertions. A later North West lean to structure has been added as a tool store accessed off the midstray. The large barn doors allowing central access to the threshing floor are still in position though the doors are a later replacement.

The two South wings are typical of the expansion of clayland farming in Victorian times and are of brick construction with single storey pitched roofs. The brickwork remains in relatively good condition and is of an attractive typical Flemish bond and lime mortar mostly. The open nature of the wing sides to the fold yard is retained and will be incorporated into the conversion.

1.3 Significance

The setting of the barn should be retained especially to its South and East sides as this will potentially impact upon the approach to the house. A curving boundary brick wall, in a brick to match the barns, is proposed to divide the barn from the driveway. As such the relationship of house and barns should remain along with the retention and unaltered heights and footprint of the barns. We propose a modest lean to on the North East corner to match the North West lean to and to contain boot room and WC. To ensure views from the farmhouse remain and the foldyard and barns remain unchanged we have positioned the cart lodge just North to hide it from view from the listed house and to create another courtyard common of Suffolk barn arrangements and seen in the wider site already. The barn itself is a somewhat late period timber frame, likely 1800 to 1870 in origin. The South wings likely 1850 onwards in design.

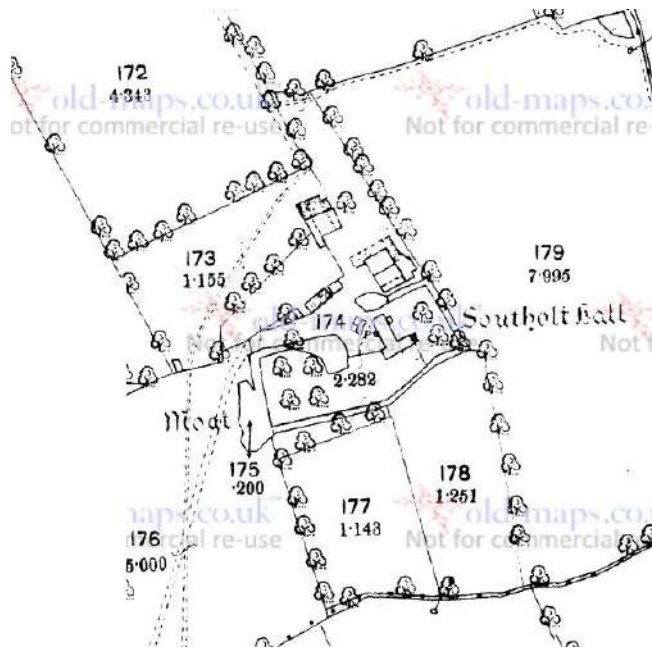


Aerial view showing the 3 barn groupings and listed house to South

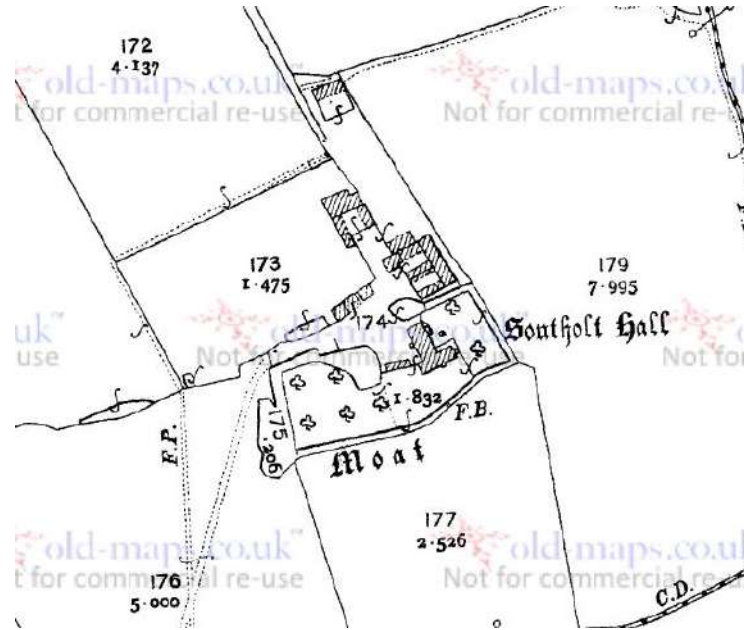
1.4 English Heritage Listing Description

Southolt Hall

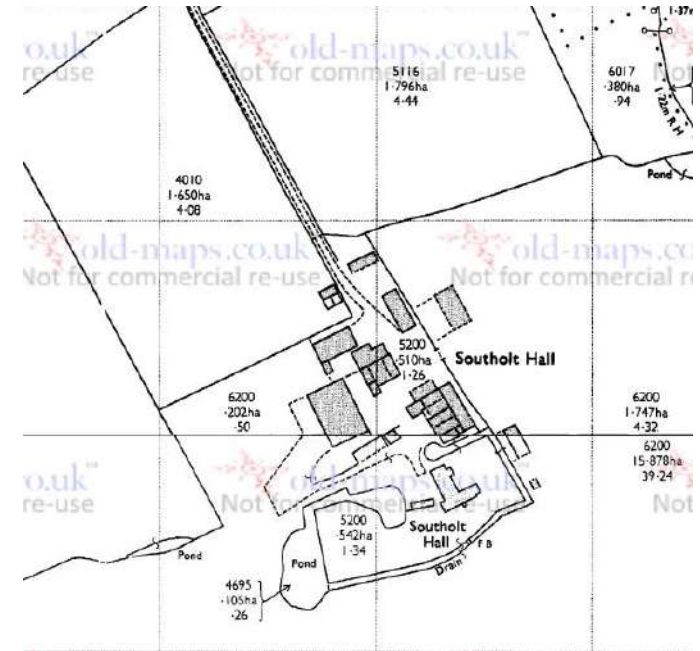
Manor farmhouse. Early C17. A 3-cell main range with service range to north forming T-shape plan. Timber framed and plastered. Some underbuilding in red brick at service end. Roof over main range is pantiled to the front and plaintiled to rear; it is hipped over the service end. Plaintiles to service wing. 2 storeys with attic to main range. 3 windows, C19 casements with small panes. Lobby entrance: a small gabled porch of colourwashed brick, the door not visible. A further doorway to left with half-glazed door. Internal stack with plain oblong shaft. Interior largely unaltered since C19. Most of the structure in main range is concealed. On the upper floor, axial bridging beams with ogee stop-chamfers and in 2 rooms, plain square joists. Newel stairs, the attic flight with a carved finial to the newel post and original entrance door. 3-bay, 3-cell service range, the stack a C19 insertion. Some plain studding on the upper floor, the end room with blocked C17 full-height windows with moulded square mullions, evidently superseding shallower diamond-mullioned windows. Plain joists, set flat, on both floors. Both the dairy and scullery have brick floors and C19 fittings unusually complete. The roofs have clasped and butt purlins, that over the main range with trimming for dormers.



1884 map



1904 Map



1977 Map

2.0 Proposals & Use

In summary the proposals comprise minor extension and conversion to create a family dwelling for the current farmhouse owners as follows:

- Renovating and converting main barn
- Renovating and converting foldyard wings
- Erection of North cart lodge in position of earlier barns built between 1904 and 1970 (now lost)
- Enhanced landscaping of the site and native species planting

3.0 Schedule Of Works

The form of the barns will be retained in their entirety and a straightforward and simple conversion carried out

1. Main barn North and South doors to be removed and openings fully glazed. Doors to be retained and fitted as shutters to North side. Vertical black wood louvres at high level to South side
2. Main barn midstray space over former threshing floor to be retained as a full height space with exposed rafters and glazed bridge linking two sides of barn (barn already has a substantial first floor)
3. Retain main barn as one large open ground floor space with lean to structures serving to house rooms requiring separation/privacy.
4. South West wing to be utilized as kitchen/ diner with modest opening created between two barns. Open column structure to foldyard retained and glazed
5. South East wing to be utilized for bedrooms again with modest opening to link to main barn. Open foldyard bays glazed and modest window openings created through brick East wall.
6. Wings internally insulated in woodfibre breathable insulation and lime based render skim coat. External brickwork retained.
7. Roof of all barns retained and insulated over with rafter sprockets installed ensuring roof structure is exposed internally and no change to external eaves profile or appearance
8. Sheath timber frame barn walls in rigid woodfibre insulation externally and add back black painted weatherboarding. Sheepswool insulation between studs with woodwool board between framing members and recessed slightly to allow studs to be retained on show internally.
9. Reroof barns in natural clay William Blyth pantile with half round ridge with dentil detail.
10. Fit triple glazed aluminium black framed windows recessed in framed timber openings.
11. Erect cart lodge North of barn to form enclosed parking yard as per typical layout of barn typology. Thus a semi public frontage is created with private land hidden and cars and cart lodge unseen from listed house to South.
12. Create landscaping scheme with native species and build new brick wall to driveway
13. Install PV array in field to North (land owned by applicant)
14. Floor levels as per existing levels

4.0 Principals & Justification

The proposals seek to retain and convert a set of historical barns that have a relationship with the earlier former manor house to provide a sustainable long term use for the heritage asset yet have minimal impact upon the designated heritage asset

5.0 Access

Access and car parking will be via the existing track access onto this quiet road to the North.

6.0 Conclusion

We believe that the proposals cause no harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. The works are of a nature that will seek to enhance the setting of the grouping and retain the barns by creating a sustainable long term use.

7.0 Planning Statement

We note the following policies, which remain applicable to this application:

DM7 – Design (local character & landscape setting).

The proposed works are in keeping with the local rural aesthetic, follow an historical pattern and form and retain the listed buildings setting.

We therefore believe that the proposals are in line with policy DM7 of the Mid Suffolk & Babergh Local Plan Document.

DM6 The Historic Environment– included is ‘that development proposals must ‘Demonstrate a clear understanding of the significance of the heritage asset, its contribution to the heritage of the area, and the potential impact of the development proposal upon the heritage asset and its setting’.

Again works as described above only seek to retain the asset and to retain the setting of the farmhouse and related barns.

HB1 – Protection of historic Buildings

The heritage asset is not impacted by these works but its setting will be preserved.

HB3 - Conversions & alterations to historic buildings

We comply fully with the aims of the above policy in seeking to restore and preserve the barns in the historical form.

NPPF -Paragraphs 131 to 134 – National planning policy Framework

We believe that the proposals are in line with the above 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 curtilage listed barn ensuring its survival for future generations. As such the proposals ensure the survival of the grouping and relationship between agricultural barns and historic manor house.

The pre application with both heritage officer and planning officer response fully supported the conversion. See document attached to application.

“The proposal for the conversion and extension of a historic barn to form a dwelling and erection of a cart lodge is acceptable in principle under the provisions of Local Plan Policy H9. Whilst being large, it retains the existing architectural features and form of the existing barn. The proposed materials would reflect a traditional barn style appearance to retain its rural character. The proposed lean-to extension is modest in size and provides a welcomed symmetry to the building. The proposed conversion is considered to respect the structure, form and character of the original building, in compliance with Local Plan Policy H9. The proposed cart lodge is considered to be in keeping with the scale and design of the barn. Overall, Officers are supportive of the design proposed; it complies with H9 and GP01 of the Local Plan.”

Appendix 1 – Site Photos



View of West gable main barn



View of North elevation



Foldyard view and Victorian wings



Internal frame view