

**Nicolaas Joubert MSc.**  
**Historic Buildings Consultant Ltd.**  
M: 07717533498  
E: [historicbuildings.haa@gmail.com](mailto:historicbuildings.haa@gmail.com)

Nicolaas Joubert  
Appartment 501,  
7 Anchor Street,  
Ipswich  
IP3 0BW

Nick Peasland Architectural Services Ltd.  
Belmont House  
Hall Street  
Long Melford  
Sudbury  
Suffolk  
CO10 9JF

**Re: Application for Outline Planning Permission – Erection of a one and a half storey detached dwelling and garage (following demolition of existing Nissen Hut). Together with new vehicular access from Mill Road – Part side garden, Forge Barn, Mill Road, Wyverstone, Suffolk, IP14 4SE.**

Date: 19/08/2021

Dear Mr Peasland

Please find my Heritage and Impact Statement below. The Heritage Statement will demonstrate the development of the site which was historically associated with the Old Plough Inn (originally a farmhouse, latterly a public house) to the west of the proposed site. The Heritage Statement will also consider the wider setting surrounding the proposed site and the significance of the designated heritage assets to the west and north-west of the proposed site. Forge Barn (formerly known as Plough Farm Barn) was identified by the Mid-Suffolk Heritage Team as a curtilage listed building, historically associated with the Old Plough Inn (formerly Plough Farm). The impact statement will consider the potential impact the proposed development may have on

the setting and significance of the designated & non-designated heritage assets within the vicinity of the proposed site.

**Drawings submitted to me for consideration are listed below:**

*Drawing No. 2748/01 – Existing Site Plan & Location Plan*

*Drawing No. 2748/02 – Proposed Site Plan & Elevations*

**Relevant Planning History**

**DC/21/01257**, 04/03/2021 - Application for Outline Planning Permission (layout, access and scale to be considered) Town and Country Planning Act 1990 - Erection of 1No dwelling and garage (following demolition of Nissen hut). | Forge Barn Mill Road Wyverstone Stowmarket Suffolk IP14 4SE. **Refused** (29/04/2021).

**0356/17** Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) Refused 20/03/2017 2298/16 Erection of 2 bay garage and store with office over, following demolition of existing forge building **Granted** 13/07/2016

**0488/95** Layout and Construction of new vehicular access. **Granted** 27/07/1995

**0487/95** Conversion of Barn to a Dwelling using existing vehicular access with private foul sewage plant. **Granted** 26/07/1996

**Statutory Designations**

The parish of Wyverstone is made up of sporadic farmsteads and small settlements surrounding the village of Wyverstone. The proposed site is located to the south-west of the village of Wyverstone within one of these small settlements. The settlement does not form part of a Conservation Area or Area of Outstanding Natural Beauty. The settlement is made up of three Grade II listed buildings and two non-designated heritage assets. The Grade II designated heritage assets are listed below, and the non-designated heritage assets will be discussed within the body of the report.

## Listing Descriptions (National Heritage List for England)

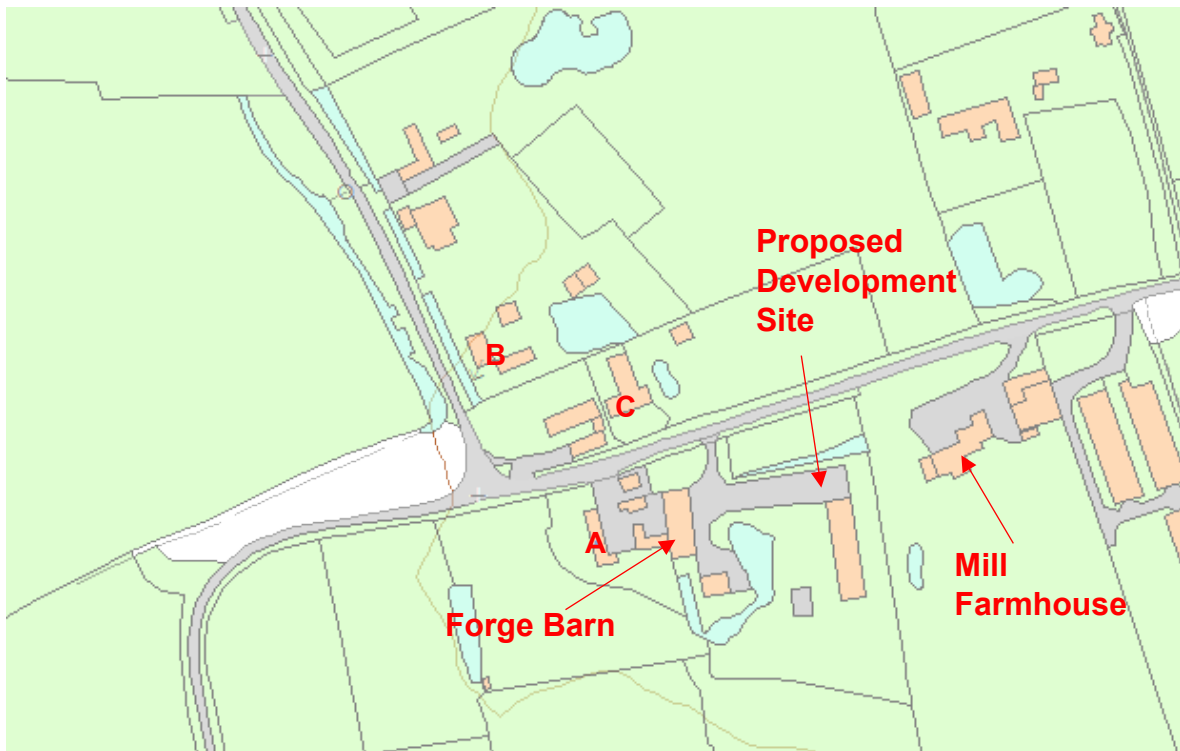


Figure 1: Location Plan of the Designated and Non-Designated Heritage Assets in the vicinity of the proposed development site.

<b>A - The Plough</b>
<b>National Grid Reference:</b> TM 03286 67344
<b>Designation:</b> Grade II
<b>List Entry Number:</b> 1181568
<b>Date First Listed:</b> 14-Jun-1987
<b>Description:</b>  WYVERSTONE MILL ROAD (SOUTH SIDE) TM 06 NW 4/129 The Plough - GV II  House, latterly a public house. Mid to late C16, altered C20. Timber frame on brick base, plastered. Steeply pitched machine pantiled roof. 5 bay 3 cell cross

passage plan, altered to lobby entrance. 2 storeys and attic. Lobby entrance into a C20 lean-to porch to right of centre, C20 2-light casements; a clay lump, flint and brick C19 lean-to from service bay to left with a truncated stack. Rendered axial ridge stack to right of centre between hall and parlour. Right end brick lean-to addition, curved brackets to oversailing attic with exposed purlins. Left end stable door, to rear doors in original cross passage position and into parlour. Interior: traces of original cross passage doorways, service end largely rebuilt, hall stop chamfered cross axial binding beam, joists and storey posts, 4 and 7-light roll and hollow mullioned windows with roll moulded sills and lintels; a reset 4-centred arched door head in lobby entrance position. Parlour has close studding, stop chamfered cross axial binding beam and storey posts, restored 3, 6 and 7-light diamond mullioned windows. First floor large arched and cranked braces halved into walls from posts and mid-rails to studs stopping short of wallplates which have edge halved scarf joints; cranked and arched braces to cambered tie beams, many removed; diamond mullioned window openings at service end with an inserted subsidiary roof, parlour chamber ceiled with crossed stop chamfered binding beams. Purlins clasped by cambered collars, cranked windbraces. Parlour roof not inspected.

**Significance: Medium**

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Medium Evidential, Aesthetic, and Historic Value.

**Location:** West of Proposed Development Site



## **B - Sudbourne Farm House**

**National Grid Reference:** TM 0324767409

**Designation:** Grade II Listed

**List Entry Number:** 1181560

**Date First Listed:** 14-Jun-1987

### **Description:**

Farmhouse. Early C17, part cased, part reroofed and altered in C19. Timber frame, front cased in brick, whitewashed and rendered. Steeply pitched plaintiled roof. 3 cell lobby entry plan with a 3 bay kitchen/dairy wing attached to rear left to form an L on plan. 1 storey and attic. Entrance to right of centre, a recessed half glazed C19 door, recessed 3-light casements, to left of centre a 3-light gabled dormer. Axial on ridge to right of centre between hall and parlour is tall original stack. Gable end exposed plates, halved principals and cambered collars clasping purlins, an entrance in left end with pentice boards. To rear a slate roofed lean-to from service bay. Attached at rear left corner is kitchen/dairy wing with gable front, a boarded door, exposed C17 plate, shallow pitched C19 roof. Left return 3-light leaded casement in slightly narrower dairy bay to rear. Rear end louvred opening, 2-light casement and exposed C17 plates. Inner return 3-light casement and a stable door. Interior: frame largely concealed, stop chamfered axial binding beams and storey posts, close studding, newel staircase in front of stack. First floor stop chamfered wallplates, raised tie beam between hall and parlour chambers. Service wing has base of a stack, arched braces in original walling.

### **Significance: Medium**

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Medium Evidential, Aesthetic, and Historic Value.

**Location:** South of Proposed Barn Conversion

**Additional Information:**

Sudbourne Farm House was listed as an early 17<sup>th</sup>-century farmhouse with a 3-cell lobby entry plan and with a 3 bay kitchen/dairy wing attached corner-to-corner to the rear left to form an L on plan. The farmhouse is likely to contain a 16<sup>th</sup>-century core, represented by the 3-cell plan, with an early 17<sup>th</sup>-century inserted chimneystack between its original Hall and Parlour. There is a 5-light diamond-mullioned window in the West gable end or service end of the house.

The kitchen/dairy at Sudbourne Farm House is a special type of Tudor service building which generally had more than one room and at least part of it had an upper floor. In Suffolk, these buildings survive in much greater numbers than elsewhere but the name was different, and perhaps the function was slightly different. Kitchens are not commonly named in wills and inventories in the sixteenth century in Suffolk. Instead, there is regular reference to a brewhouse, bakehouse, or backhouse (colloquially 'baccus'). These names appear interchangeable. There are enough for comparisons and contrasts to be made, as well as suggesting trends through the period 1450-1650, and demonstrating how those buildings which continued in use have evolved subsequently. In higher-quality houses and guildhalls of the C15 and early C16 these were typically attached as an extension or additional room and very occasionally a detached one occurs. In lower status farmhouses such buildings would typically be detached and at right-angles to the farmhouse or as in this case located corner-to-corner to the farmhouse. The location of these kitchens was not reserved for the service end of the house as there are many surviving examples located at the parlour or opposite end of the service rooms. Some other houses have no service rooms where there is a backhouse: the cross-passage is at the end of the house, and a window in the end wall confirms it.

Documentary evidence suggests that at the beginning of the 17th century there were still a significant number of detached backhouses and kitchens, although slowly but surely the backhouse functions were being incorporated into the

house. In fact, if phrases like 'house, backhouse, barn and stable' imply separate buildings, then detached backhouses were very much still in the majority in the 17th century.

But whether part of the house or detached, the sheer number of farm-related activities taking place in these buildings is exemplified by the names of the buildings or rooms: kitchen, boulding-house, meal-house, kill- (kiln-)house, milk-house, dairy-house, brew-house, malt-house, larder-house; not uncommonly with chambers over for accommodation or storage (cheese, grain) purposes.

There are several surviving examples in Suffolk but sadly many have been lost over the years due to neglect etc.

**C - Barn about 40m South East of Sudbourne Farm House  
(Shepards Barn)**

**National Grid Reference:** TM 0329867395

**Designation:** Grade II

**List Entry Number:** 1033109

**Date First Listed:** 14-Jun-1987

**Description:**

Barn. Early C17. Timber frame, weatherboarded, rendered and corrugated sheet cladding. Steeply pitched corrugated sheet roof. 4 bays. To the right of centre large double doors. To rear, a pantiled lean-to outshut behind 2 centre bays. Interior: full height studding, tension braces from jowled corner posts to studs, arched braces to cambered tie beams except to left which was floored originally. To open bay wallplate is cambered to allow higher access. Purlins clasped by collars and halved principals, arched windbraces.

**Significance: Low-Medium**

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Low to Medium Evidential, Aesthetic, and Historic Value.

**Location:** South East of the Proposed Barn Conversion

## Historic Setting

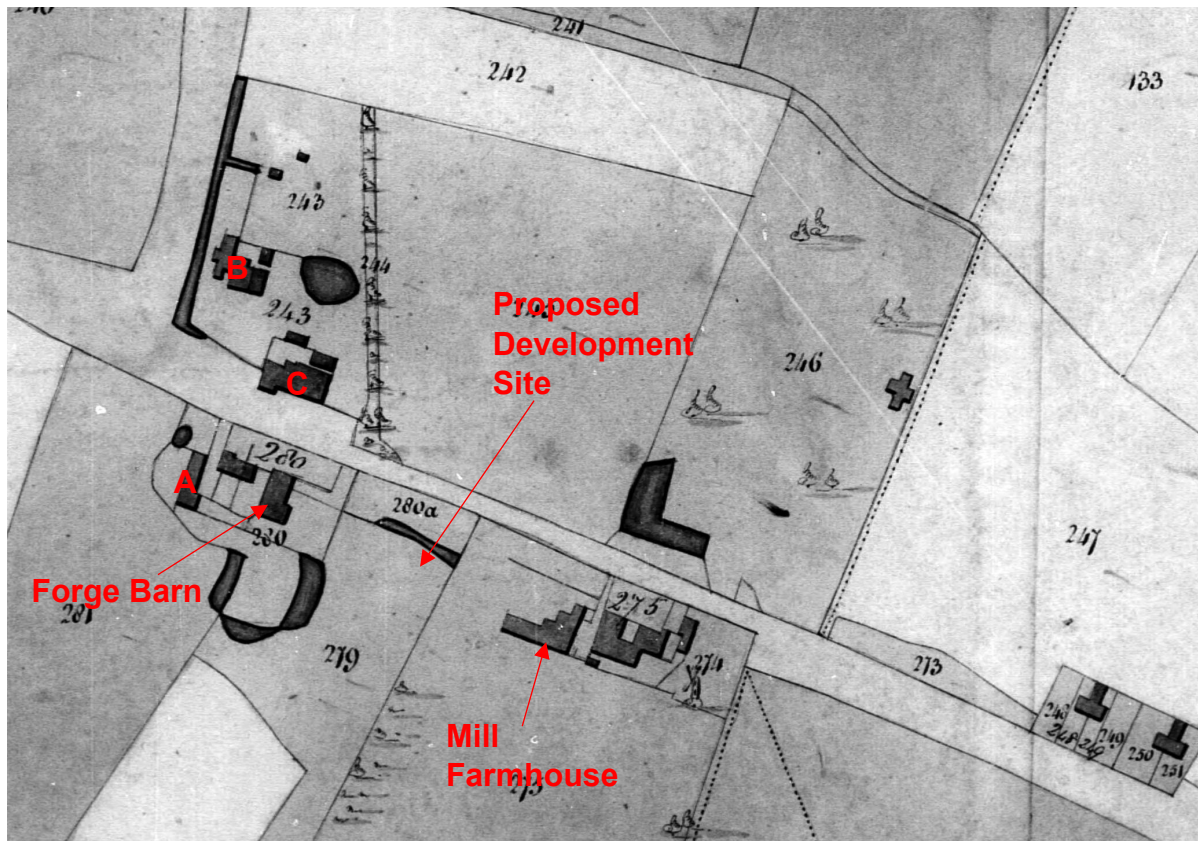


Figure 2: Extract from the 1838 Tithing Map of Wyverstone, Suffolk. (IR30/33/485)

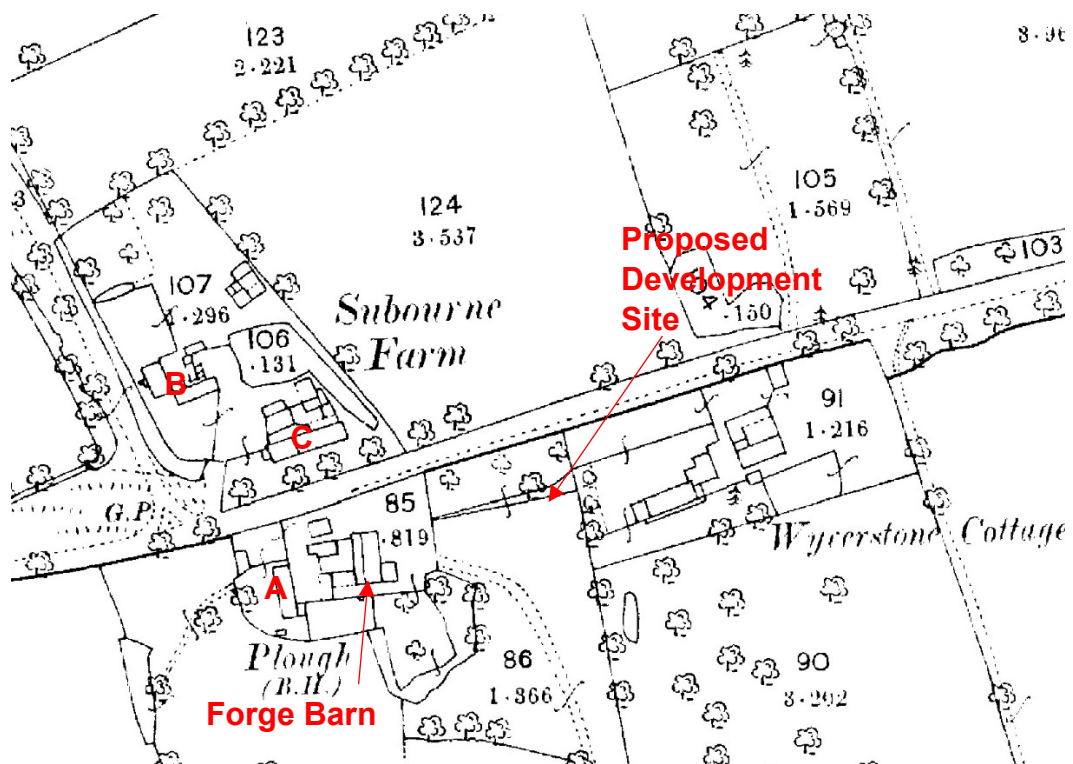


Figure 3: Extract from the 1885 First Edition Ordnance Survey Map of Wyverstone, Suffolk.

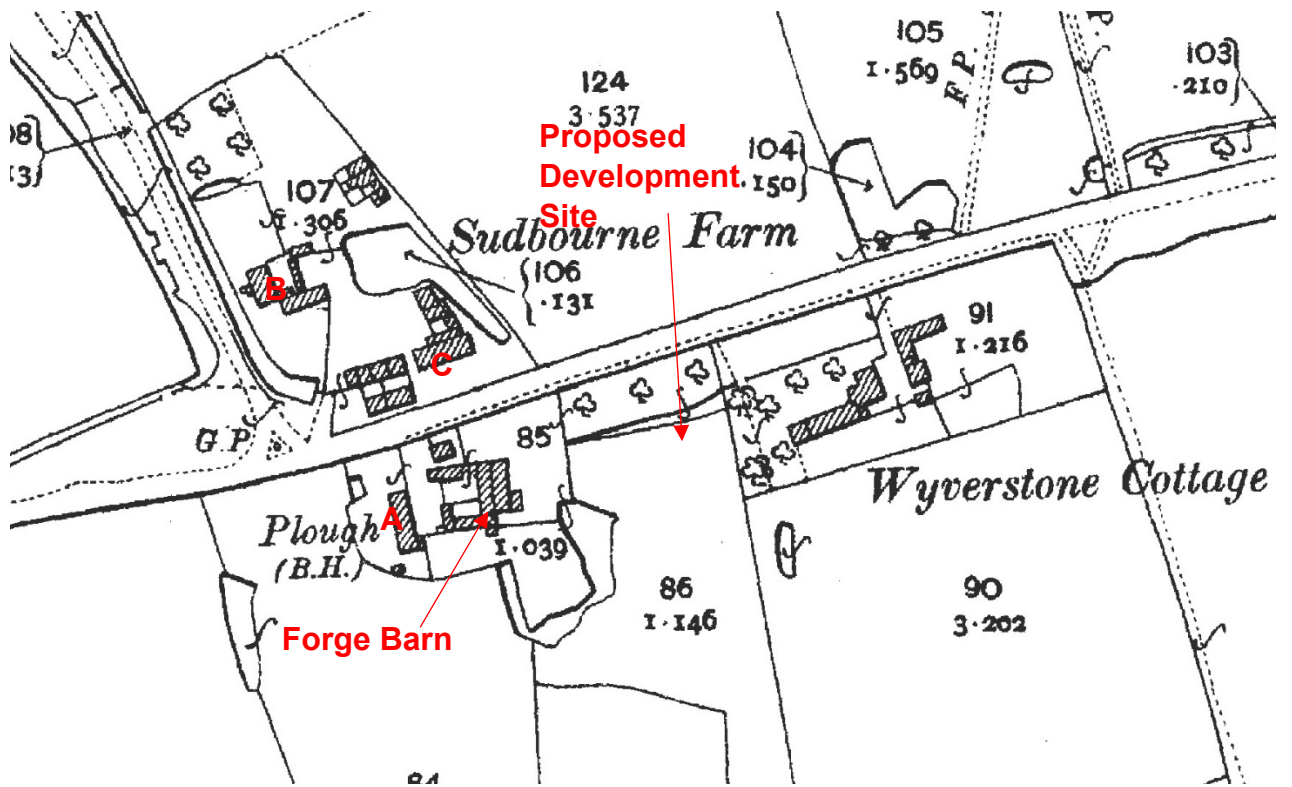


Figure 4: Extract from the 1904 Second Edition Ordnance Survey Map of Wyverstone, Suffolk.





Figure 5: The accompanying plan of a conveyance dated 1957.

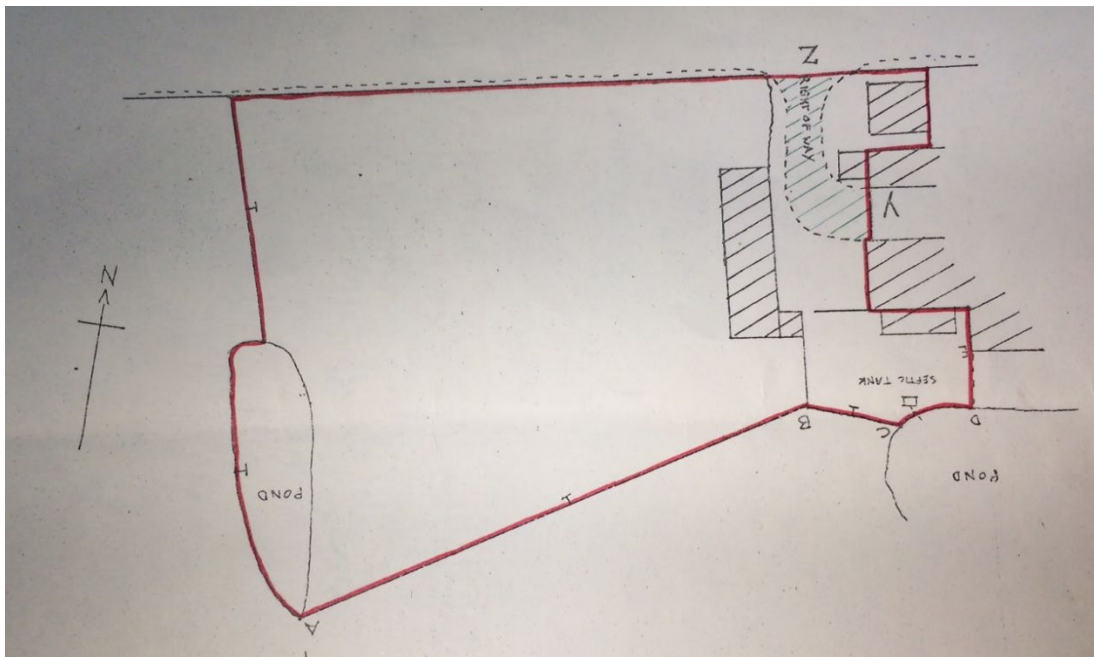


Figure 6: The accompanying plan of a conveyance dated 1979.

At the time of the 1838 Tithe Survey of Wyverstone, The Plough, Forge Barn and the development site were in the ownership of William Townsend. Census records from 1841 recorded Townsend as being a tinner and a beerhouse keeper. He was still resident there by 1844 according to Suffolks White Directory dated 1844. As shown by the 1839 Tithe Apportionments of Wyverstone Townsend occupied The Plough while the farmland and barn associated with the former farmhouse were tenanted by James Nicholls, farmer of 29 acres employing 1 man. He was resident at Old Parsonage Road in Wyverstone at this date. Townsend also owned several other cottages and lands within Wyverstone. It is unclear when the farmhouse became an Inn but from the listing description and the 1838 Tithe Map it is evident that The Plough Inn was originally a farmhouse with an associated barn (Forge Barn) and farmlands which included the development site. By 1855 James Nicholls and his wife Jane Nicholls was recorded as beerhouse keepers in Wyverstone but the Inn was not named. It appears however that they acquired the Plough Inn and its lands after the death of William Townsend as the 1851 Census recorded James Nicholls and his wife resident there. We can only assume that James Nicholls continued farming the lands associated with the Plough Inn. According to Kelly's Post Office Directory of Suffolk dated 1858 Jane Nicholls was still the resident beerhouse keeper by this date.

Below is a list of the subsequent publicans of The Plough Inn. The 1861 Census recorded the occupant of the Inn as the keeper of the Plough Beerhouse. From the list below we can see that all of the tenant publicans were also farmers and most likely farmed the land historically associated with The Plough Inn or rather the historic farmstead.

- 1861: Thornton Codd (Farmer of 30 Acres Employing 2 Men & Beer House Keeper)
- 1865-: Thomas Stiff (Beer retailer & farmer)
- 1871: Thomas Stiff (Farmer, not shown as publican)
- 1874: Thomas Stiff (Beerhouse keeper & farmer)
- 1881: Harry Blomfield (Beer retailer & Farmer)
- 1888: Henry Bloomfield (Beer retailer & farmer)
- 1891: Henry Bloomfield (Farmer & Beerhouse Keeper)



- 1891-1892: Henry Bloomfield (Beer house & farmer)
- 1900: Mrs Theresa Land (Plough Inn Beer retailer & farmer)
- 1901: Theresa Land (Publican & Farmer)
- 1911: Theresa Land (Farmer & Beerhouse Keeper)
- 1912: Mrs Theresa Land (Beer retailer)
- 1916: Mrs Theresa Land (Beer retailer)
- 1918: Theresa Land (Beerhouse)
- 1922: Mrs Theresa Land (Beer retailer)
- 1933: John Land (Beer retailer)
- 1939: John H Land (Plough Inn, farmer and licenced victualler)

A conveyance deed dated to the 31<sup>st</sup> August 1957, with its accompanying plan (Fig. 5), shows that John H Land, a tenant publican of The Plough, purchased the Public House as a freehold along with all its associated lands and curtilage outbuildings from Youngs, Crawshay & Youngs Limited (Crown Brewery, Norwich) for the sum of £3800. The license was surrendered on the 16<sup>th</sup> January 1958 when the Plough Inn reverted back to a dwelling house.

On the 11<sup>th</sup> January 1979, The Old Plough Inn was separated from most of its lands and curtilage outbuildings to the west when Mr & Mrs S.R McCarthy purchased the Plough Inn from the Land family. Refer to the 1979 conveyance deed plan in Fig. 6. The current owners of Forge Barn, Mr S. Ruthen, purchased the barn and land to the east of the barn in 1997 (Permission for the conversion of the barn was granted in 1996). I was informed that the barn and land were leased from the Land family by Mr Kenneth Willy Sykes. According to the 1939 Register Sykes used to be a tractor driver and general farm worker for the Land family. It has been suggested that the Nissen Hut was built in c.1966, which appears to be supported by the OS Maps (1958-1979). It was used for pig rearing and later for light industrial purposes. It has since fallen into significant disrepair and visually detracts from the setting of Forge Barn. As the Nissen Hut is a post-1948 addition to the site it should not automatically be considered as a curtilage building to the Grade II listed principal building and part of its historic setting.

The 1838 Tithe Map of Wyverstone illustrates the Plough Inn with a north to south orientation and with an L-shaped footprint. The Inn is set back from Mill Road,

following the pattern of the other farmhouses within this scattered settlement of Wyverstone. Two farm buildings are shown to the west of the Inn with their associated yard enclosures. Forge barn is located to the far west. The existing access to Forge Barn roughly matches the access as shown on the 1838 map. To the west of the barn, there are two fields. These fields were recorded as Nos. 280a – ‘Garden’ and 279 – ‘Meadow’ on the 1838 map. A ditch divided the two fields from one another. The southern boundaries of field 279 were altered during the 60s but the greater part of fields have remained unchanged.

Sudbourne Farm to the north was physically unconnected to its farmland located to the West. The fields to the north and east of the homestead were not historically associated with Sudbourne Farm House. The homestead numbered 243 on the 1838 Map, is shown with a ditched western boundary, a tree-lined eastern boundary, and farm buildings on the southern boundary. The listing description suggests a C17 date for the barn. The farm buildings fronted directly onto Mill Road. The farmhouse, which faces Mill Road or south is set well back from Mill Road towards the western boundary of the site.

Various additions and alterations to the farm buildings of the former farmstead (Plough Inn) can be noted on the 1885 and 1904 OS Maps. Some of these additions appear to have survived. All of the surviving farm buildings were later converted for residential and other purposes.

## **Site Photographs**



**Figure 7: Mill Road - North-west view towards Sudbourne Farm Barn. The photograph was taken from the approximate location of the proposed vehicular access to the development site.**



**Figure 8: Sudbourne Farm Barn - View of Sudbourne Farm Barn's frontage to Mill Road.**





**Figure 9: Mill Road - North-east view towards the development site. The photograph was taken from the access road to Forge Barn towards the development site.**



**Figure 10: Mill Road - South-west view towards the development site and Forge Barn. The photograph was taken from the access road to Mill Farmhouse.**





**Figure 11: Mill Road - West view along Mill Road. The photograph was taken from the access road to Mill Farmhouse.**



**Figure 12: View towards Forge Barn to the west of the proposed development site (Nissen Hut).**





**Figure 13: North-west view from the edge of the Nissen Hut towards Sudbourne Farm Barn (Forge Barn to the left).**



**Figure 14: North view from the edge of the Nissen Hut towards Mill Road.**





***Figure 15: Existing Nissen Hut on the proposed development site.***



***Figure 16: East view towards Mill Farmhouse from the proposed development site.***

## **Heritage Impact Statement.**

The statutory duty of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 informs to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess. Also, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 & 8). The significance of listed buildings can be harmed or lost by developing in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 193 and 194). This weight and the justification for harm should be especially convincing where harm to buildings of a high grade of listing is concerned. Paragraph 200 also states that the council should favour those proposals for development that preserve those elements of setting that make a positive contribution to the heritage asset or better reveal its significance. This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

**Proposed Scheme** – Application for Outline Planning Permission – Erection of a one and a half storey detached dwelling and garage (following demolition of existing Nissen Hut). Together with new vehicular access from Mill Road

**Comments** – As shown, the Old Plough Inn was separated from its curtilage outbuildings in 1979 when it was sold to a family with no historical connection to the farmstead or the Old Plough Inn. Forge Barn was still in agricultural use but functionally unconnected to the Old Plough Inn. The barn was converted into a dwelling in 1996. As the Old Plough Inn was listed in 1987, after it was separated from Forge Barn the barn is not considered to be within the curtilage of the principal listed building, regardless of the pre-1948 requirement. Forge Barn is therefore not curtilage listed nor is the land associated with Forge Barn within the curtilage of the principal listed



building. Refer to Historic England – Listed Buildings and Curtilage, Historic England Advice Note 10. Forge Barn was not considered to have sufficient significance to be listed in its own right in comparison to Shepards Barn to the north. However, Forge Barn is to be considered a non-designated heritage asset. This may also apply to Mill Farmhouse to the east of the development site.

The proposal will not undermine, confuse or reduce the evident historic relationship between the Old Forge Inn and its former curtilage outbuildings as it is removed from the nucleus of the original farmstead. The proposed one and a half storey dwelling will be entirely screened from the Old Plough Inn by Forge Barn and its associated residential paraphernalia. The architectural style, scale and materials of the proposed dwelling is entirely appropriate for the setting and in keeping with Forge Barn and Shepards Barn. The proposed dwelling will also be in keeping with the positioning of the existing dwellings which is set back from the street as well as the ribbon pattern of development along Mill Road which leads through the small settlement. Nevertheless, the proposed dwelling will be located within the associated historic agricultural setting of the Old Plough Inn which is a Grade II listed heritage asset and Forge Barn which is a non-designated heritage asset. I consider therefore that the impact on the setting and therefore the significance of the Old Plough Inn would equate to a low level of less than substantial harm. In the same way, the proposal will have a low impact on the setting of Forge Barn which is a non-designated heritage asset.

I do not consider that the proposal will have a detrimental impact on Mill Farmhouse or its curtilage. The proposed dwelling also appears to be sufficiently screened from the adjacent property as well as from views between the proposed site, Sudbourne Farmhouse and Shepards Barn to the north-west.

The proposal will not erode the agricultural setting of Sudbourne Farmhouse or Shepards Barn. The field to the north of the development site (to the east of Sudbourne Farmhouse and Shepards Barn) did not historically form part of Sudbourne Farmstead. The Grade II listed buildings will remain isolated within the context of their own setting from the development site.

The parish of Wyverstone is made up of sporadic farmsteads and small settlements surrounding the village of Wyverstone. The proposed site forms part of a small settlement of historic farmsteads of which most of the pre-1948 curtilage outbuildings have been converted for either residential or other commercial purposes. None of the three historic farmsteads which forms the settlement are functioning agriculturally and

have been mostly separated from their historic fields. The settlement does not form part of a conservation area or is within an Area of Outstanding Natural Beauty. I do not consider that the proposed development will erode the countryside setting of the former agricultural settlement.

## References.

- *Historic England, Listing Descriptions (database online)*  
[www.historicengland.org.uk](http://www.historicengland.org.uk)
- *Census Transcript Search, 1841-1911 [database online].*  
TheGenealogist.co.uk 2021
- *Whites 1844 Directory of Suffolk and other Trade and Postal Directories [database online].* TheGenealogist.co.uk 2021
- *Tithe Map of the Parish of Wyverstone in the County of Suffolk, 1838 (IR 30/33/485) [database online].* TheGenealogist.co.uk
- *Tithe Apportionments of the Parish of Wyverstone in the County of Suffolk, 1839 (IR 29/33/485) [database online].* TheGenealogist.co.uk
- *O.S County Series Map: Suffolk 1:2,500 1885 [database online].* [www.old-maps.co.uk](http://www.old-maps.co.uk)
- *O.S County Series Map: Suffolk 1:2,500 1904 [database online].* [www.old-maps.co.uk](http://www.old-maps.co.uk)
- *National Planning Policy Framework*
- *Historic England; Conservation Principles, Policies and Guidance.*
- *Historic England Listed Buildings and Curtilage, Historic England Advice Note 10.*

Yours sincerely,

Nicolaas Joubert

*Historic Buildings Consultant*

*(MSc. Buildings Conservation)*