

HERITAGE STATEMENT

As previously outlined, Policy HE6 of the recent Government Planning Policy Statement 5, requires all development proposals which affect a 'heritage asset' to assess the potential impact of the proposals against the significance of the asset involved.

In this instance, it is fully acknowledged that Boars Barn, itself being Grade II Listed, is in itself an identified heritage asset.

Policy HE6 indicates that the level of detail provided within such a statement should be proportionate to the importance of the asset concerned, and no more than is sufficient to outline this. In accordance with this guidance, this relatively short statement seeks to provide an appropriate level of detail for the local planning authority to assess the proposals put forward.

Historic Context

The Listing Description for Boars Barn indicates that the property, a former barn was built during the 16th century. The surviving three bays of a large barn, probably originally of at least six bays which once continued to the south east. The barn consists of intact closely-spaced heavy studding, mostly with a middle rail; arched braces at the angles, halved against the outside of the studs on the original gable end to the north west. Cranked arched braces to one open tie beam and one original brace to the other. A cart entrance has been formed to the north in the centre bay, with a lean-to porch of c.1700. Intact queen-post roof with thin plank-like braces to the arcade plates and collars. There are widely-spaced rafters, probably re-set.

Boars Barn comprises of timber framework and weatherboard, the roof clad in corrugated iron.

The level of the original detailing of the property, externally has been replaced with cladding during its restoration in 2005, internally is of high historic value with the original wooden

frameworks and studs of the barn. This, together with the buildings age and the history of alterations, give a clear indication of the high historic value, which should be attributed. It is important to note that the proposed windows, will in no way compromise or unduly affect what the historic assets of this property. The windows will of course alter the appearance of the North and West elevations of the property but will be executed in the most sympathetic way possible, using materials which are closely associated with the building and will be in keeping with other additions to the dwelling on the south of the building. The windows will be placed on the outside of the original studs with no alterations to be made to any of the historic valued studs and framework of the building. The glazing will replace the modern plasterboard, Celotex insulation and cladding put in place in 2005.

Assessment

To this end, it is therefore considered that the proposals as put forward would not compromise the overall important historic and visual character and appearance of the Listed house and its setting within the wider surroundings, as required by the aforementioned Development Plan Policies.

Detail from the British Listed buildings website:

TM 16 NE 4/13

BEDINGFIELD KENTON ROAD Boars Barn

(Formerly listed as Barn at Boxbush Farm, BEDINGFIELD)

Parish: Bedingfield

National Grid Reference: TM1865567167