

Planning Statement

Proposed new outbuilding - A traditional timber framed detached single story, single bay cart shed/garden store within the curtilage of a grade 2 listed building.

Justification

While St Peter's Courts benefits from existing outbuildings, due to the different ground levels on the site, none lend themselves to the regular storage and use of heavier garden related machinery, such as self-propelled lawnmowers, ride-on lawnmower, garden tractor, tiller etc. The new outbuilding proposed is to be on the same level as the main garden area, making storage and use of garden machinery practical to anyone, especially in the later years of life.

Site

Great Bricett, is a small rural hamlet, surrounded by arable farmland, located between Needham Market and Bildeston in Suffolk. The site fronts the main road, with dwelling houses and Bricett Hall Farm opposite to the left and an open field/paddock to the right leading down to a small river. The rear boundary of the property abuts dense woodland and open farmland beyond. The site is used as a single residential dwelling house. However, historically St Peter's Court, was previously a farmhouse, known as Lilly's Farm.

The main house that is St Peter's Court today is a grade 2 listed property and derives its origins in the form of a 4 bay Wealden house, circa 1500c, with a later 1700c addition. There is a large garage/barn to the right of the property along the boundary opposite the open field/paddock, an outside privy and potting shed on the lefthand side boundary. There is little in the way of a front garden, as St Peter's Court now finds itself sitting high on a bank close to the main road, known as 'The Street'.

Access

Access to the property is poor, there are two sets of steps from the road at the front to the house and an inclined driveway to the right of the property leading up to the existing garage/barn outbuilding. The garden then further rises in level at the rear, a couple more steps and inclined footpath to the house and rear courtyard garden. There is no vehicular access possible or proposed to the new outbuilding, only pedestrian access from the rear garden.

Design and Layout

The proposed new outbuilding is at the rear far righthand corner of the property, furthest from the house and directly behind the existing garage/barn outbuilding. The proposed new outbuilding is that of a detached traditional timber framed agricultural cart shed, single story and single bay, diminutive to the main garage/barn and directly behind it.

Appearance

The proposed outbuilding will be similar in appearance to that of the existing garage/barn outbuilding. The proposed outbuilding will be agricultural in appearance and use. It will consist of a small brick plinth in red clay bricks, built using NHL lime and sharp sand mortar. All elevations will be timber framed, covered in black tar stained, feather edge softwood weather board. The roof will consist of Suffolk clay pantiles, with hogback red clay ridge tiles with traditional open eaves with sprockets. The barge boards and cappings will be in plain oak, hand finished and left to age naturally. Black gutters and downpipes will be used.

Planning Policy

Although Great Bricett is not in a designated conservation area, St Peter's Court is a grade 2 listed rural farmhouse property. Traditional materials, therefore, carefully selected. The scale and design a common sight in rural Suffolk farming landscapes. The proposal has been carefully considered in accordance with the overall setting, local plan, NPPF and in accordance with the Babergh & Mid Suffolk - Heritage Team Standing Advice for minor development in Conservation Areas and within the grounds of Listed Buildings 2021 Guide.