



DESIGN, ACCESS and HERITAGE STATEMENT

for

Proposed Extension

at

**'The Barn',
Brook Hall
Church Road
Crowfield
Suffolk IP6 9TG**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for extension to, The Barn, Brook Hall Crowfield, and is to be read in conjunction with Whymark and Moulton drawings 12/044–04 and 12/044-05 Revision A.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 The property comprises a detached single storey building constructed principally of solid brickwork. Converted and extended some years ago into a self-contained residential annex to Brook Hall which is a Grade II Listed Building.
- 1.4 Planning Permission was granted in 2012 for a single storey rear extension, reference 1511/12, and works commenced in 2013 following approval of the Building regulations Application, ref 13/FP/03717.
- 1.5 This application follows a previous submission, ref DC/22/00960 and DC/22/00961 for planning Permission and Listed Building Consent for the same extension which were withdrawn to allow reconsideration of the roof design to deal with the heritage Officers concerns.

2. **EXISTING BUILDING AND PROPOSALS**

Special architectural or historic interest

- 2.1 The property, The Barn, is a single storey building originally constructed as an ancillary storage/agricultural building associated with Brook Hall Farm. Constructed principally of traditional timber frame with later brick additions and dating from the nineteenth century.

The building was converted to a self contained residential annex in 1989.

The barn is not listed in its own right but is a curtilage building to Brook Hall. Listed itself in 1987, Grade II.

The building currently forms a private dwelling house, Brook Hall with Annex, The Barn, and associated outbuildings. The property is no longer associated with a working farm.

No works are proposed to the host Listed Building, Brook Farm, which will remain unchanged.

Setting

- 2.2 The building is situated in front of the host listed building, Brook Farm, approximately 32m away. There are also other former agricultural buildings close by, silos grain store and workshop. These are no longer in agricultural use.

Fabric

- 2.3 The barn is constructed principally of traditional timber frame with later brick additions and dating from the nineteenth century. It was converted to residential use in 1989 with extensive plasterboard linings internally and consequently very little original fabric is visible.

Features

- 2.4 It was converted to residential use in 1989 with extensive plasterboard linings internally and consequently very little original fabric is visible. The main characteristic is the proportion, scale and appearance as a subservient agricultural building.

Principles

- 2.5 The proposal, as described below, comprises a modest single storey rear extension to the Barn annex.

The original and significant parts being Brook Hall are not affected by this proposal.

Materials and detailing will be traditional and sympathetic.

The proposed extension to the barn will not adversely affect the significance of Brook Hall by virtue of its remoteness and sympathetic design.

Justification

- 2.6 The Barn has been subject to significant alteration and change in its conversion to a residential annex.

The overall design and development objective is to provide a modest extension sympathetic to and in keeping with the existing building.

Mitigation

- 2.7 Materials and detailing will be traditional and sympathetic.

3. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 3.1 It is intended to provide a modest extension to provide enlarge existing bedroom accommodation for the Barn.
- 3.2 External materials and detailing will match the existing building.
- 3.3 The previously proposed roof design being flat with a timber glazed lantern light was objected to by the heritage officer.
- 3.4 Although the size and location of the extension remains unchanged the roof form and design are now of contemporary design as recommended by the heritage Officer.

4. **PLANNING POLICY**

- 4.1 The Mid Suffolk Local plan 1997, remains the lead document during the Local Development Framework process.

This has a number of well defined polices, in particular;-

HB1 – Protection of Historic Buildings. To ensure the character and appearance is protected.

HB 4 – Extensions to Listed Buildings. To be subservient and sympathetically designed.

- 4.2 The National Planning Policy Framework, July 2021 provides general guidance and advice centred on the principle of conserving and enhancing significance.
- 4.3 The proposed extension is to an unlisted building within the Curtilage of the Host Building and does not dominate either the existing building or site. It is subservient to the host dwelling, and therefore is acceptable in planning and design terms.
- 4.4 The new Babergh and MidSuffolk Councils Joint Local Plan is currently under review. Policy LP03 deals with extensions and broadly reflects requirements of previous policies
- 4.5 Policy LP21 deals with the historic environment in more general terms repeating requirement and aims of the NPPF.

5. **THE DESIGN PROCESS**

- 5.1 The scheme involves the provision of a modest single storey extension.
- 5.2 The scheme has been designed to minimise any new work or changes which might affect the layout, appearance or character of the existing site and building.

Landscaping

- 5.4 Landscaping is to remain unchanged as a result of these applications.

Appearance

- 5.5 The proposed external appearance has been designed to enhance and complement the existing arrangement.

Design

- 5.6 The design considerations were to ensure the new addition remains subservient to the existing dwelling, and that associated works respect and are in harmony with the historic nature of the original building.
- 5.7 Windows will be stained timber units of a style to match existing, vertical boarded walls and a flat roof behind boarded parapet.

6. **CONCLUSION**

The historic importance of the host building is apparent in its status as a Grade 2 Listed Building.

The approach taken to the extension of this curtilage ancillary building is complementary as had been recommended and the appearance and scale is such that no harm is caused to the host listed building.

July 2022