

PLANNING, DESIGN, HERITAGE AND ACCESS STATEMENT

Prepared by: Malcolm Daines-Smith



BRIDGEFIELD FARM
Cowlinge, Suffolk.

APRIL 2022

MDSDA | ARCHITECTURAL DESIGN
1 Swan Grove, Exning, Newmarket, Suffolk. CB8 7HX
Mob: 07836611475 Email: malcolm@mdsdesignassociates.co.uk
Website: www.mdsdesignassociates.co.uk

CONTENTS

Introduction

Heritage Statement

- Historic Interest
- Architecture and Materials
- Adjacent Listed Buildings
- Effect on the nearby Listed Buildings

Planning Statement

- The North Barn
- The South Barn

Conclusion

Introduction

This statement has been produced in support of a Detailed Planning application or the following works.

- a) Demolition and extensions of the north barn and reconstruction, in a similar form to be used as garaging and accommodation in conjunction with the main house.
- b) Refurbishment and conversion of the south barn into an annexe to be used for residential use in conjunction with the main house.

The proposals are as detailed on the drawings and documents accompanying this application.

The following statement is in two parts. The first section contains a Heritage Statement. The second section of the report is a Planning Statement which local Planning Policies and other material considerations.

A previous Planning application to St. Edmundsbury District Council for a similar proposal to the north barn application was approved under Planning reference SE/10/1540 in February 2011. This Consent has subsequently expired.

Heritage Statement

Historic Interest

Neither the north barn or the south barn are listed as being of Special, Architectural or Historic interest. The barns date from the 18C to early 19C. The main barn in the centre of the site would have been used for threshing and processing of grain and storage of early farm equipment and carts. This was converted into a dwelling circa 1980.

The north barn appears, by reference to the structural openings, to have been used as a cart lodge with storage over for grain, hay or straw. The north barn is thought to have been constructed earlier than the south barn and is of poor construction.

The south barn, again by virtue of its structural openings, would probably have been used as an animal shelter or for stabling of horses, again with a large loft area with separate access for the storage of farm produce, grain, hay or straw. The south barn is a later addition probably built early to mid 19C. The quality of build on this structure is much better than the north barn and therefore worthy of retention, refurbishment, and conversion.

The north and south barns, together with the main threshing barn to the west, would have formed an original courtyard or farmyard in connection with the original farmhouse Erratts Farm, or (Bridge Farmhouse), which is a Grade II Listed Building to the north-east of the complex.

Architecture and Materials

The north barn is of poor construction built in the late 18C early 19C. See detailed report in the accompanying Planning Documents. The structure is mainly timber framed with timber boarding painted black and corrugated metal roof covering.

A later low-pitched car-port structure has been added recently to the eastern side of the barn, see photographs in appendix, which again is of poor construction, and it is planned to remove this structure when the north barn is demolished.

The south barn is constructed to a much higher standard than the north barn. The timber frame plus brick and flint rear and flank walls are in good condition also.

The first-floor structure looks to be original and is of strong construction, supporting a large loft room at first floor level. The external elevations are mainly clad in softwood black boarding with the rear and one flank wall built in red brick and natural flint. The roof as for the north barn is covered with corrugated iron sheets.

Adjacent Listed Buildings

There are three Listed Buildings that are close to the proposed works. These are listed below:-

- | | | |
|---|---|----------|
| a) Bridge Farmhouse (Erratts Farm) | Listing date: 19 th December, 1961 | Grade II |
| Source Historic England | Source I.D. 1031691 | |
| English Heritage Legacy I.D. 283054 | O.S. grid reference: TL718549 | |
| b) Church of St. Margaret | Listing date: 19 th December, 1961 | Grade I |
| Source Historic England | Source I.D. 1376713 | |
| English Heritage Legacy I.D. 283052 | O.S. grid reference: TL718550 | |
| c) Green Man House | Listing date: 20 th May, 1974 | Grade II |
| Source Historic England | Source I.D. 1031690 | |
| English Heritage Legacy I.D. 283053 | | |

Effect of the proposal on the Listed Buildings

As can be seen from the above lists, there are three Listed Buildings near to the site. Two of these buildings, St. Margaret's Church and Green Man house, are on the opposite side of the Newmarket Road so a substantial distance from the site. It is therefore concluded that the proposals will have no effect on St. Margaret's Church or Green Man House.

When considering Bridge Farmhouse (Erratts Farm), the south barn is a significant distance from the Grade II asset. There are no changes to the external envelope of the south barn, whilst the barn use is being changed to residential. A high-quality pallet of materials has been selected, which should ensure that the proposed change of use and refurbishment of the barn does not have a negative effect on the adjacent Grade II asset.

Whilst it is accepted that the envelope of the north barn has changed slightly by a minor increase in eave height and ridge height of the north barn, this should not have a negative impact on the adjoining Listed building also. It is planned to remove the modern flat roofed car port which faces directly towards Bridge Farmhouse. This is a significant Planning gain which far outweighs a potential negative impact created by the increases in envelope mentioned above.

Planning Statement

The South Barn

This building is slightly more straight forward from a Planning point of view, as the plan is to repair, improve and convert this building into an annexe in connection with the main host building. This building is in a far superior state of repair plus the available space and headroom within this building lends itself to conversion into residential use more readily.

There are Planning Policies in place to support this form of conversion and if the correct pallet of material is chosen, this improved and refurbished conversion should enhance and improve the setting of Bridge Farmhouse.

Unfortunately, over the last 30-40 years the appearance and setting of the south barn, and to some extent the north barn, has been seriously compromised by the significant introduction of the flat roof extension to form the office and open garage/carport. This building has also compromised the piecemeal or gradual enclosure of the farmyard that existed circa 100 years ago.

This presents an opportunity for a significant Planning gain to be had on this building as it is proposed to demolish and remove both the flat roofed office extension and the carport built onto the rear elevation of the south barn. This will enhance the setting of the adjoining Listed Building and will also ensure that the layout and relationship between the host dwelling (the former threshing barn) and the north and south barn are returned to the "piecemeal or gradual enclosure" plan that existed many years ago.

The North Barn

As mentioned earlier in this document, Consent was granted in 2011 for the north barn to be demolished and a new barn to be constructed roughly in the same position. This Consent agreed the basic principle of a relocation of the plan position plus an increase in ridge height of the new replacement building.

The application in 2011 was supported by an historical analysis of the barn and its timber frame. This analysis clearly showed that the north barn was poorly constructed utilising reclaimed timbers some from deconstructed ships and other buildings. The quality of the craftsmanship was poor and generally the structural frame had deteriorated and was not worthy of retention.

The Historic England "Adapting Traditional Farm Buildings" Best Practice Guidelines, clearly states in the options for change that 'in simple terms the owners of redundant traditional farm buildings have 5 options from which to choose:-

Lose; Maintain; Repair; Adapt; Replace

It is quite clear that this building is not worthy of retention so the decision was made to demolish and replace with a building which was only slightly different in scale and proportion to that being demolished. This decision is underpinned by the Council's decisions to approve demolition in 2011.

Regarding use, the building is clearly unsuitable for any commercial or agricultural use, so the application is to utilise the building for residential use, hence the tentative link building to create a clear engagement between the main host dwelling and the further domestic space provided by the new north barn.

Historically traditional farmsteads and their buildings formed three formal types of enclosure:-

Ancient irregular enclosure; Piecemeal or gradual enclosure; Regular or planned enclosure

Whilst piecemeal or gradual enclosure dates from the 13C, it is clear that the existing north and south barns are separated from the large original threshing barn.

Whilst in order for the new north barn to be used in connection with the host dwelling, it needs to be linked. This link building needs to be sensitively designed so that from the main front elevation the link cannot be seen. This has been achieved by setting the new link building back from the front elevation of the north barn as well as slightly increasing the dimension between the host dwelling and the new north barn.

The link extension to the rear of the barn is slightly more formal and creates a more domestic link. This link could look slightly less domestic with the correct pallet of materials.

It must also be taken into account that there is a significant element of Planning gain to be achieved here. The lean-to carport facing the Grade II Listed building is to be removed completely thereby improving and enhancing the setting of Bridge Farmhouse.

Conclusion

The South Barn Scheme

- 1) There are Planning Policies in place which support the conversion of outbuildings into annexes.
- 2) The south barn is in much better condition structurally to allow adaption and conversion into an annexe.
- 3) With the right pallet of high quality materials, the conversion could enhance and improve the setting of the adjoining Listed building.
- 4) The Planning gain on this building would significantly enhance the setting of the host dwelling by returning the plan form to that similar to a piecemeal or gradual enclosure.

The North Barn Scheme

- 1) A previous application for demolition of the north barn was approved.
- 2) An historical analysis of the north barn was undertaken in 2011 and showed the north barn had little merit for retention.
- 3) There would be a Planning gain with removal of the existing car-port from the north barn
- 4) The proposed north barn scheme would have little or no effect on the setting of the adjacent Listed Building.

For the above reasons approval is requested for the scheme as submitted.

APPENDIX 1



Existing car-port to the north east of the north barn to be removed.





Flat roofed office extension to the north-west of the south barn to be removed.



Flat roofed car-port extension to the north west of the south barn to be removed.

