



HERITAGE STATEMENT

Proposed reroofing of building

**Rushford Hall, Knettishall Road, Rushford Suffolk
IP24 2SF**

August 2021



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1 Introduction

1.1 Brighter Planning Ltd have been appointed by the owners of Rushford Hall to assist with a submission of a listed building application for the reroofing of the building which will include upgrading the insulation. The existing roof is covered in black glazed tiles which will be stripped and reused where possible so that the external covering will be retained as existing.

1.2 The Hall is a Grade II Listed Building, and the Listing dates it to the early C18. It was originally built as a farmhouse but was considerably enlarged in the early C20. The former farm buildings are located to the west of the Hall. None of the other buildings on the site are Listed in their own right.

1.3 This Heritage Statement seeks to meet the requirements for the production of such documents set out in guidance prepared by West Suffolk and the national guidance set out in the NPPF (2021). The statement identifies the heritage assets in the locality and assesses their heritage value and significance. A heritage impact assessment is undertaken to assess the potential impact of the proposed development, either directly to the heritage assets or on their setting. The level of harm resulting from the proposals is identified together with any benefits resulting. A justification and consideration of any mitigation measures are also considered as part of the planning balance. The proposals are considered in the context of the local and national heritage policy and guidance.

1.4 This statement is not intended to be a structural or archaeological report.

1.5 The roof is known to be a bat roost and the timing of the application seeks to ensure the works can be done during the correct period and will be subject of a licence from Natural England.

1.6 This statement should be read in conjunction with:

- Specification of the roofing works – AFP July 2022
- Bat risk Assessment – Naturally Wild June 2022
- Proposed drawings
- Specification details of materials.



2 Identified Heritage Assets



2.1 The above map from the Historic England web site identifies the listed buildings in the locality with a purple triangle.

Listed Buildings

Rushford Hall (HER ref EUN 032)

2.2 This is a Grade II Listed Building. The Hall was listed in 1955. The building dates from the early C18 but was much altered and extended in the C20. The full listing description is set out in **Appendix 1**. The description notes that the panelling to the ground floor was introduced from another property.



Conservation Area

2.3 The site is not within a Conservation Area.

HER records

2.4 The HERs record for Suffolk contains one entry for the Hall. The stable and barn ranges are noted as being of significant historical importance to the landscape setting and social context to the C18 gentry house, but given the level of alterations it is accepted they are not listable.



3 Brief History of the Site and its Context

3.1 The village of Rushford is on the borders of Suffolk and Norfolk – the main village is within Norfolk but the Hall being located south of the Little Ouse falls within Suffolk. The settlement is located 4 miles east of Thetford.

3.2 The Rushford Hall Estate was originally owned in C14 by Edmund Gonville, the founder of Gonville and Caius College Cambridge. In 1599 it was sold to Robert Buxton a surveyor and solicitor who managed the Duke of Norfolk's Estate. Under Buxton's ownership it formed part of the Shadwell Estate.

3.4 The 1845 Whites History Gazetteer and Directory of Norfolk 1845 lists Rushford Lodge as being occupied by Thomas Ringer a farmer. The 1883 Directory notes Rushford Lodge as being a tithe free manor of 1200 acres.

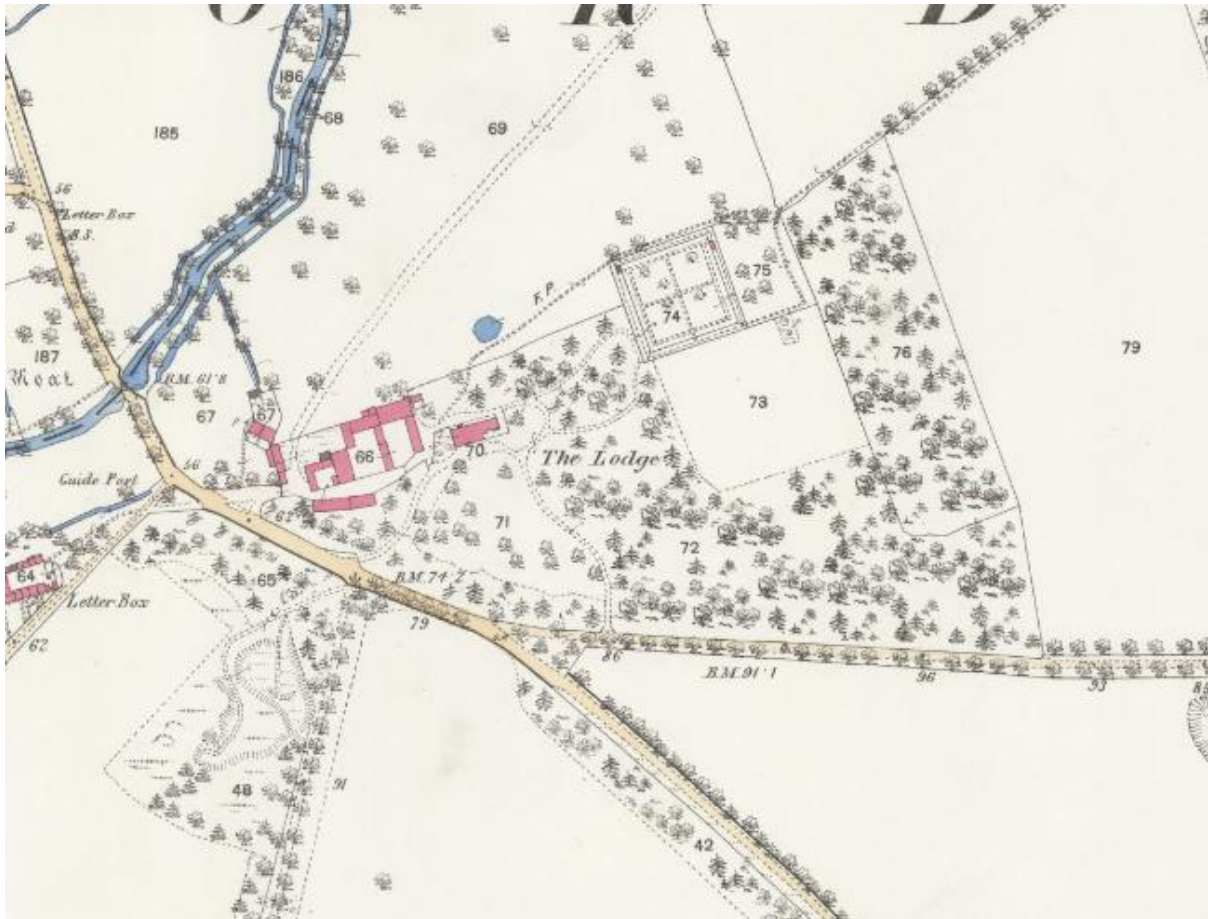
3.5 The stables at Rushford were used for polo ponies when the Shadwell Estate was sold to John Musker in the 1890's. The Musker family carried out extensive improvements in the C20 to the grounds and buildings. This included the 1900 extension to the Hall. They sold the property to the Chambers family in 1977. In 1979 permission was granted for part of the Hall to be used as a restaurant but the building has subsequently been restored to all residential use under consents granted in 1982.

3.6 The plan form of the Hall is laid out to follow a French shooting lodge with the reception rooms on the ground floor, bedrooms on the first floor and attic rooms for the staff quarters.

Map regression

3.7 A map regression has been undertaken for the site. The regression uses three Ordnance Survey maps at a twenty-five-inch scale from the late C19 to mid C20. The first map in the series is dated 1883. It should be noted that the site is known as The Lodge for the first two maps but changes to Rushford Hall on the 1953 map.



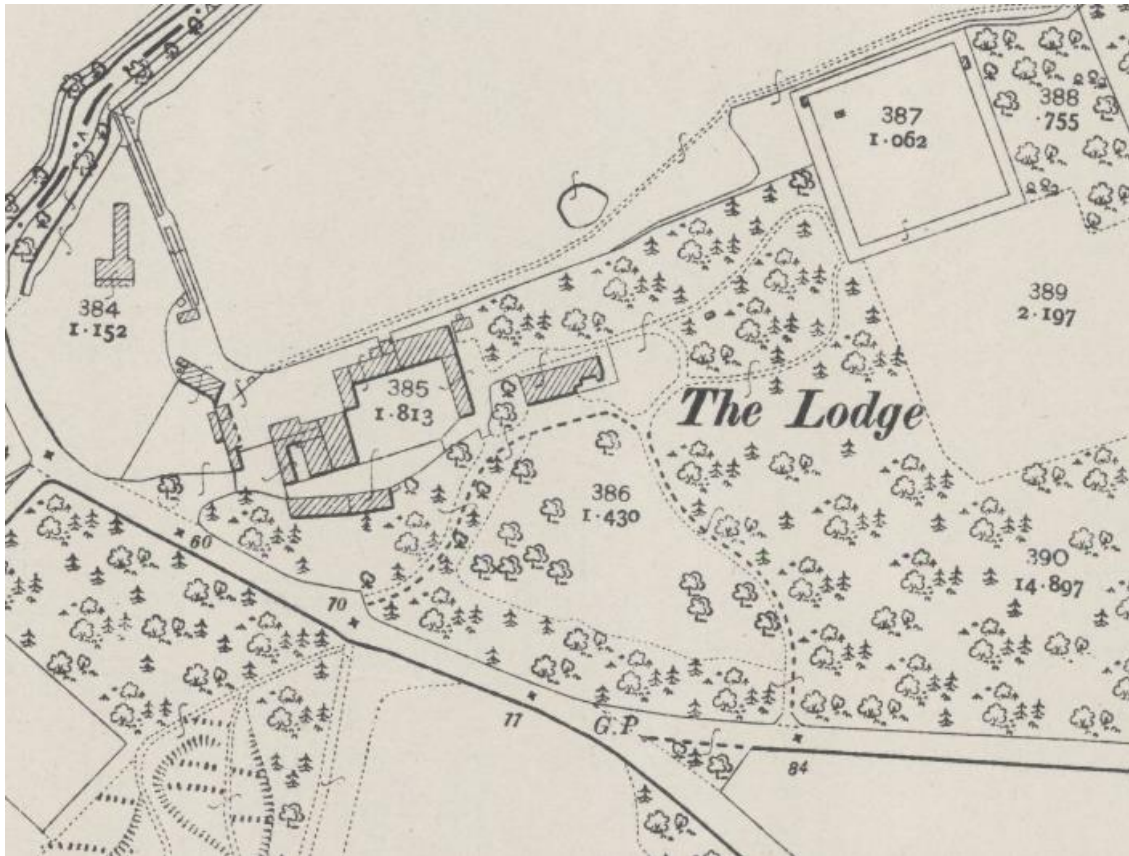


1883 OS Map Twenty-Five Inch series (Reproduced with permission of the National Library of Scotland)

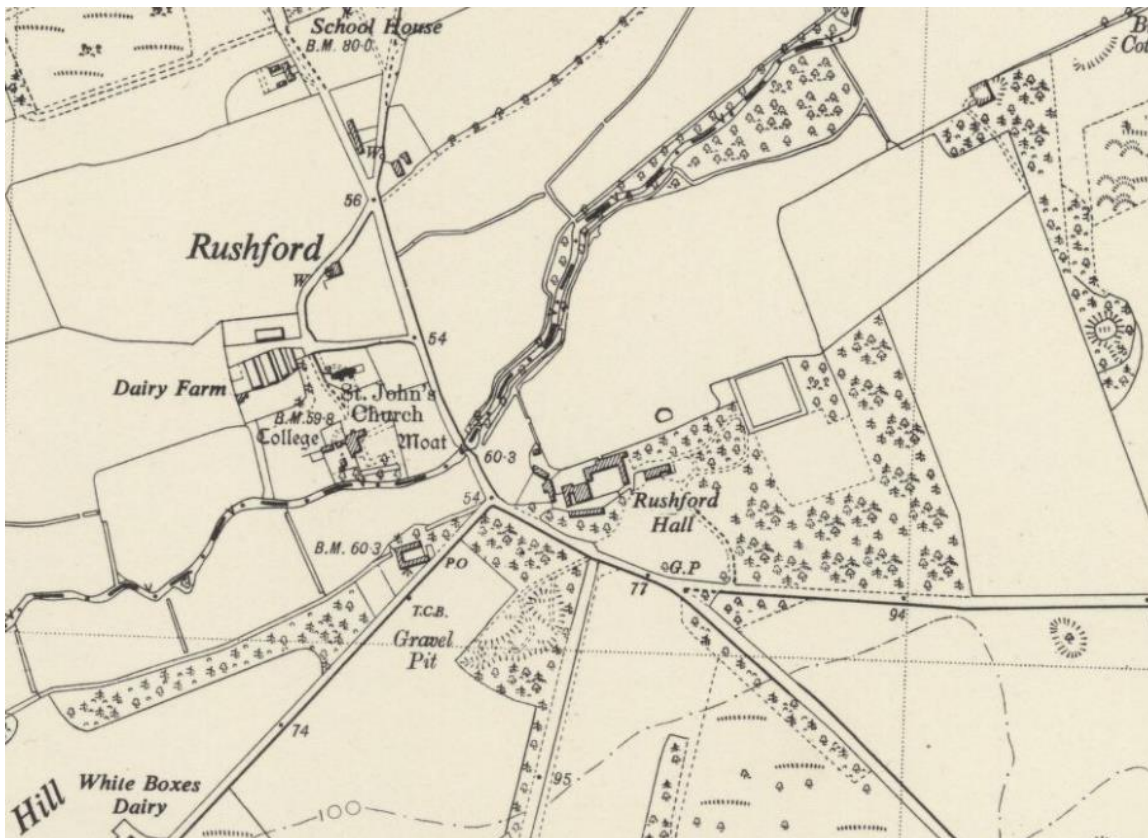
3.8 The first map in the series shows the Hall set to the east of the farmyard complex with woodland to the south. To the north-east of the house a walled garden is shown as being laid out. The strong division between the woodland and the flatter land south of the river accords with the ha-ha on the site but is not demarked as this on the map.

3.9 The second map shows a very similar arrangement to the 1883 map. The footprint shown for the house has a recessed area to the eastern end which is replaced by the C20 addition to the Hall.





1905 OS Map Twenty-Five Inch series (Reproduced with permission of the National Library of Scotland)



1953 OS Map Six Inch series (Reproduced with permission of the National Library of Scotland)



3.10 The final map is to the larger scale in the six-inch series, but the layout of the site has changed little. The eastern extension would have been added by this date (but not the western porch) but the scale makes this hard to discern.

Planning History

3.11 The relevant planning history for the site is summarised as follows

Ref	Description	Decision
E/82/2677/LB E/82/2676/P	Change of use from dwellinghouse and restaurant to single dwellinghouse and erection of front entrance porch, rear terrace and canopy and internal alterations for new bathrooms etc	Permission granted
SE/08/0947 SE/08/0949	Erection of orangery style conservatory following demolition of existing conservatory (to western end)	Granted Approval

3.12 The 2008 consent has been part implemented in that the existing conservatory has been removed but the orangery replacement has not been implemented.



4 Assessment of Significance

4.1 The NPPF (2021) sets out in paragraph 194 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’.

4.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*

4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make



a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

Rushford Hall



Principal southern elevation

4.6 The Hall is located on rising land above the flood plain of the Little Ouse River. The Hall is set into the site away from view from the public realm. The estate buildings formerly part of the farmstead on the site are the visible built form on arrival at the site.



4.7 The principal elevation faces south to rising land with an area of open grassland and woodland. The rear elevation has views to the river. The western part of the building contains the original seven bays of the C18 structure with the eastern five bays being added in the C20. The façade is unified by the fenestration and the parapet wall and string course. The building as a whole has a cream stucco finish. The recessed attic floor has dormer windows to the front and rear elevations. The immediate setting to this frontage is gravelled with a porte cochée to the southern elevation and the main access being via the porch added in 1983 to the western end of the building.

4.8 The historic interest of the building is now assessed using the definitions on the previous pages.

Archaeological interest – Moderate

4.9 The standing fabric dates from at least the early C18 and this element is most easily read to the rear elevation. Internally modern refurbishment has left limited datable evidence with few fire surrounds remaining. The panelling and fireplaces to the ground floor are introductions from an earlier building(s) of continental origin.

Architectural and artistic interest – High

4.11 The standing fabric is held to be of high architectural interest providing an example of a Late Georgian house remodelled and enlarged in the C20 to a grander scale. It is a Grade II Listed Building.

Historic interest – High

4.12 The Hall is of interest given its past associations with landowners and estates in the area. There will be local collective memories of people who have worked on the estate.

Significance of the Hall

4.13 As a Grade II Listed building the structure is assessed as having considerable significance as a designated heritage asset. Paragraph 199 of the NPPF (2021) requires that great weight should be given to the asset's conservation. Paragraph 200 of the NPPF requires any harm to or loss of significance to the listed building from its alteration or extension requires clear and convincing justification.

4.14 Most listed buildings have component elements which are of a lesser significance where change may be possible or even heritage benefits identified in the removal of later alterations which do not contribute to the significance of the building. The building has



therefore been assessed in terms of its significance on an elevation-by-elevation basis and room by room. As the building is Grade II only the levels of significance in the second column are relevant.

	Grade I (and II*)	Grade II
Exceptional	Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in 'substantial harm' to the heritage significance.	
Considerable	Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of such features may constitute 'substantial harm' .	A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'substantial harm' to its heritage significance
Some	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute 'less than substantial harm'.
Local	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features



	may constitute minimal harm to heritage significance.	is likely to constitute minimal harm to heritage significance.
Low/none	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance
Negative or intrusive	Those elements which actually detract from the value of a site and where its removal may be a clear benefit.	Those elements which detract from the heritage significance and their removal may be a clear benefit.

Exterior

SOUTHERN ELEVATION *Considerable significance*

4.15 The principal elevation is held to be of considerable significance given the level of detailing which includes faux quoining to the stucco to the corner of the façade and a parapet with string course detail. The 6 over 6 sash windows all have arched heads. A decorative porch detail has been added to enclose the main entrance door. The C20 eastern extension mirrors the materials scale and form of the earlier part of the building. The attic floor is visible and three chimney stacks.





Rear elevation

NORTHERN ELEVATION *Moderate significance*

4.16 The rear elevation has retained its flush form, having had a conservatory removed in the location of the red brick entrance steps. A raised platform area forms the only surviving addition to this elevation. The fenestration is less regular than the front façade with the largest window identifying the location of the main stair. The string course between the ground and first floor windows denotes the extent of the original building. There is no parapet to this elevation so the attic floor and dormer windows are more visible.





Eastern elevation

EASTERN ELEVATION *Low significance*

4.17 This elevation has had a single storey extension with balcony area added in 1983 which now forms the main entrance to the Hall. This harmonises with the main building with the use of stucco and sash windows.

THE ROOF *Some significance*

4.18 The existing pitched roof is set back behind a parapet wall to all elevations. The roof is covered in black glazed pan tiles. There are a series of dormers to the front and rear elevations which have lead roofs and there is lead to the rainwater system behind the parapet walls. The roof is considered to date from the major extension and alteration of the building in the C20. The overall form and materials used to the roof contribute to the appearance of the building.



Interior

4.19 The assessment excludes the interior as this is not altered by the proposals.

Dating and significance summary

4.20 The dating summary diagram illustrates that the original C18 building was nearly doubled in size with the early C20 extension. There have been smaller additions.

4.19 The assessment excludes the interior as this is not altered by the proposals.



5 Heritage Policy Context

National legislation

5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework** (NPPF) 2021. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 190 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.4 Paragraph 199 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and the more important the asset the greater the weight should be.



5.5 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

5.6 Heritage is also a material consideration in the **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states '*An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments*'. It advises that well-designed places are responsive to local history, culture and heritage.

Local Plan Policy

5.7 The adopted Development Framework for the locality consists of:

- The Core Strategy 2010
- Vision 2031 (2014)
- Joint Development Management Policies Document (2015)

5.8 Within the latter document the following policies are considered to be material:

Policy DM15 Listed Buildings

5.9 Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;
- b. contribute to the preservation of the building;
- c. are not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest;
- d. are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting;



- e. use appropriate materials and methods of construction which respect the character of the building;
- f. have regard to the historic internal layout and other internal features of importance;
- g. respect the setting of the listed building, including inward and outward views;
- h. respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and
- i. have regard to the present and future economic viability or function of the listed building.

Historic England Guidance

5.10 The main guidance produced by Historic England of relevance to this application are:

- **Listed Building Consent – Historic Building Advice Note 16 (June 2021)**



6 The Proposals

6.1 The proposals seek to replace the existing roof on the building given that many of the existing pantiles are in a poor condition and the AFP report notes poor leadwork detailing.

6.2 It is proposed to reuse any tiles which are sound and then make up any shortfall with similar black glazed pan tiles (Ashvale). The roof framing is to be inspected and repaired and replaced where necessary.

6.3 The leadwork will also be inspected and any defective areas replaced, notably to the chimneys.

6.4 It is also sought to add insulation to the roof area. It is proposed to add Rockwool at ceiling level rather than changing the profile and form of the roof in any way.

6.5 Drainage from the roof is to be improved with hopper heads being installed dressed with lead. The rainwater goods will be cast iron to a half round profile.

6.6 The works are to be undertaken in accordance with the bat report and the required Bat License.



7 Heritage Impact Assessment

7.1 The potential impact of the proposed development on the identified heritage assets is now considered:

Justification

7.2 The proposals are justified on the basis that the present roof covering is failing and both the tiles and leadwork need replacing given there are areas of water ingress to the attic space. As part of the works the proposals seek to improve the water drainage off the roof and the thermal insulation.

Impact

7.3 The works will result in the replacement of materials on the roof. The tiles and lead work are considered to be C20. The works will enable the frame as a whole to be inspected and repaired if necessary. The materials specified and the works to be undertaken are considered to comply to clauses *b* and *e* of Policy DM15

7.4 Given the insulation is to be applied at ceiling level there will be no change to the height or profile of the roof. The main change is the installation of rainwater hoppers but these will be concealed behind the parapet wall and only visible when on the roof.

Level of harm

7.5 The overall impact on the significance of the heritage asset is held to result in no harm to the heritage significance of the building. The use of matching materials will ensure the roof will not be altered in covering, form or height. The works do seek to ensure the building is conserved and repaired. The works aim to improve the shedding of water from the roof and the thermal performance of the building thus assisting in its long term conservation.



Public benefits

7.6 Given that no harm has been identified it is held that no heritage public benefits have to be identified, however in the event of the Local Planning Authority finding harm to occur the following benefits have been identified:

- Retention the building in the optimum use for which it was built; and
- Provide good practice management of the building by securing improvements which conserve the building, whilst not externally altering its character or appearance.



8 Conclusions

8.1 This Heritage Statement has met the requirements of the NPPF. The background history has been researched and significance of the heritage asset assessed. The heritage impact of the proposals has been assessed. The works are justified on the basis of the deteriorating condition of the tiles and leadwork which exists on the building which has resulted in water ingress to the attic floor.

8.2 The proposals seek to match the existing external materials so that when the works are completed the building will look unaltered. In addition to replacing the failing materials the works allow enhancements to the thermal insulation and means for shedding rainwater from the roof.

8.3 The proposals are therefore held to comply with both the local heritage policies, notably DM15 and the current national heritage guidance. Listed building consent should therefore be granted for the proposals.



References

- Betley J & Pevsner N Buildings of England – Suffolk West
Yale University Press 2015 pages 477-478
- Extract from Country Life May 21 2009

Web sites

- www.genuki.org.uk/big/eng/NFK/Rushford/White1883



Appendix 1

List description



RUSHFORD HALL

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1031260

Date first listed:

14-Jul-1955

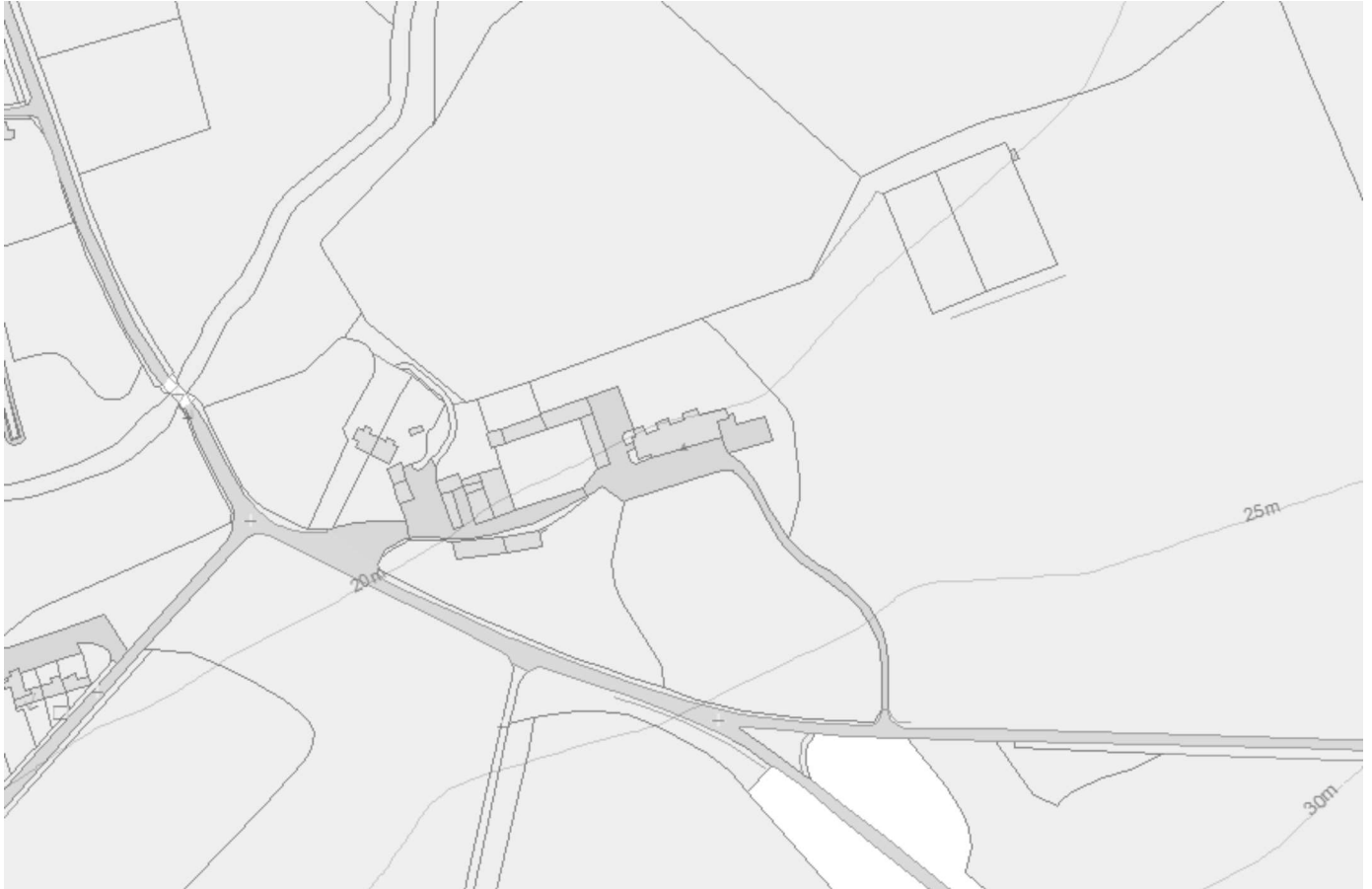
Date of most recent amendment:

12-Apr-1984

Statutory Address:

RUSHFORD HALL

Map



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This copy shows the entry on 18-Oct-2021 at 11:58:06.

Location

Statutory Address:
RUSHFORD HALL

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk

District:
West Suffolk (District Authority)

Parish:

Euston

National Grid Reference:

TL 92724 81196

Details

TL 98 SW EUSTON RUSHFORD

1/41 Rushford Hall (formerly 14.7.55 listed as The Lodge, Rushford under General)

- II

Former farmhouse. Early C18, considerably enlarged in matching style in early C20. Colour-wash and render over red brick, with hipped roof of black glazed pantiles. 2 storeys and attics. The original house was in 7 bays with string course and rusticated and chamfered quoins. Modillion cornice and plastered parapet. Small l-paned sash windows in flush frames with arched heads to brick surrounds. Central entry with recessed door, panelled sides, semi-circular traceried fanlight. A single-storey porch, with flat roof and parapet to match the house, added in 1983. On the ground storey of the main front panels of white brick have been set between the windows, whether with decorative intent or simply as a repair is not clear. A small 2-storey extension to the west, now reduced to single storey, and a 5-bay extension on the east, have virtually doubled the house in size. The interior has a number of features introduced from elsewhere: panelling and a fireplace surround in Jacobean style in the hall, a mid C17 dog-leg stair with carved finials and posts, and, in the new extension, a quantity of early C16 panelling, apparently of Continental origin.

Listing NGR: TL9272481196

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

284162

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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