

DESIGN, ACCESS & HERITAGE STATEMENT

SINGLE STOREY REAR EXTENSION TO CREATE WET ROOM AT

BECK BARN, PULHAM ROAD, STARSTON. IP20 9NR

September 2022



annahigh

• Historic Building Surveying •

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1.0 INTRODUCTION

- 1.1 This Design Access & Heritage Statement has been prepared by Anna-Marie High MScCHE, MRICS to accompany an application for Planning Permission and Listed Building Consent for erection of a single storey rear extension to create a new wet room at Beck Barn, Starston.

The National Planning Policy Framework (NPPF), 2021.

Paragraph 194 of the NPPF (2021) states that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

This report is prepared in accordance with these policies and other Historic England guidance. It should be read in conjunction with all the application documentation.

The submission drawings are:

22-379-01 - Existing floor plan
22-379-02A - Proposed floor plan
22-379-03 - Existing elevations
22-379-04A - Proposed elevations
22-379-05A - Block and location plans

2.0 DESCRIPTION OF THE HERITAGE ASSET

- 2.1 Beck Barn is deemed to be listed by virtue of being within the original curtilage of Grade II Listed Steamlet Farmhouse (Steamlet Farmhouse on Historic England List). Beck Barn is a timber frame barn conversion over 2 storeys with two single storey outshots to the rear (east) and a single storey glazed roof conservatory infill to the courtyard between outshots.

List description of Steamlet Farmhouse:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1050069

Date first listed: 26-Jun-1981

Statutory Address 1: STEAMLET FARMHOUSE, PULHAM ROAD

Location

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

Statutory Address: STEAMLET FARMHOUSE, PULHAM ROAD

National Grid Reference: TM 22822 84359

Details

5321 STARSTON PULHAM ROAD Steamlet Farmhouse TM 28 SW 21/1094

II

Early C17 timber-frame house encased in red brick with blue headers in late C19. Steep black glazed pantile roof with gabled ends. Tall brick chimney stack off centre. Two storeys and attic. Three windows. Late C19, 3 and 4-light casements. Three small late C19 gables with blind attic windows and pierced barge boards and finials. Late C19 brick porch in front of stack with similar barge boards. Interior: chamfered ceiling beams, one with carved stops. Late C19 wing at rear.

Listing NGR: TM1966592328

Legacy System number: 225528

Planning History of Beck Barn:

2003/1544 & 1545 - Proposed conversion of barn to dwelling with associated conservatory, garage & double car port

General photographs are included in Section 9. of this report.

3.0 SIGNIFICANCE OF THE SETTING & ASSET

3.1 Significance of the Setting

Streamlet Farmhouse is accessed via an historic access track from Pulham Road to the north. The farmhouse and barn are not visible from the highway, being screened by trees.

The site is outside the main village and Starston Conservation Area to the north east.

The barn is situated immediately to the west of the farmhouse and an access drive is taken off the historic access track just north of the properties.

The buildings originally formed a small traditional farm settlement. The properties are now in separate ownership.

The barn faces west over landscaped grounds. There is a recent cartshed style double garage to the west.

The original farm settlement is surrounded by arable land and poultry sheds to the north east – facing onto Pulham Road. The site falls gradually towards a stream to the south.

3.2 Significance of the Asset

The barn and outshots were associated to the main farmhouse and were likely utilised for farm storage and livestock accommodation. Planning Permission and Listed Building Consent was granted to convert the buildings to a separate residence in 2003.

The main barn is timber frame and was likely constructed C17 contemporary with the main farmhouse. The converted barn is now clad with painted timber weatherboarding below a pitched pantile roof. The single storey outshots to the rear are historic but later than the timber frame barn, built of rendered brick/flintwork below pitched pantiled roofs. The eastern end of the outshots are within separate ownership. The conservatory infill between outshots is circa 2003.

The farmhouse and barn are shown on the earliest available Ordnance Survey map - 1883. The barn has a similar footprint to that apparent today and there are also a number of small buildings – probably livestock shelter sheds – immediately to the south of the barn. These are now lost.

4.0 PROPOSALS & SCOPE OF WORK

4.1 The proposal is to add a modest single storey, pitched and flat roof extension to the south of the buildings.

5.0 SCALE, DESIGN & LAYOUT

5.1 The scale of the extension is proportionate and relatively small in comparison to the existing barn. The extension footprint is approximately 25 square metres and the main barn footprint is approximately 355 square metres.

The extension is positioned on the south elevation where it will have minimal visual impact.

It is designed with similar materials and detailing as the rear outshots with brick and rendered walls and red clay pantile roof. There is also a contrasting glazed timber frame front below grey membrane flat roof to contrast with the main weather boarded barn.

6.0 TREES

There are native hedges and trees on the site including a row of sapling trees immediately to the south of the barn. However there are no trees within falling distance of the proposed extension.

7.0 ACCESS & PARKING

The existing site access will remain and continue to be used to access all areas of the site. Vehicle parking and pedestrian access will remain unaltered. There is adequate access for emergency vehicles to visit the dwelling.

8.0 SUMMARY / IMPACT OF PROPOSALS ON THE SIGNIFICANCE & SETTING OF THE HISTORIC ASSET

The setting of the barn has some importance being part of the retained small traditional farm settlement.

The original timber frame barn dates from the C17 with later rear outshots which is typical of local vernacular buildings. The barn has been sensitively converted circa 2003 and much of the original historic character and fabric has been retained.

The proposals are proportionate and subservient to the main barn, and the extension is located to the rear of the property where it will have a minimal visual impact.

The extension is designed with materials and detailing similar to the rear outshots with brick and rendered walls and red clay pantile roof, with the addition of a small contrasting glazed timber frame section below grey membrane flat roof which contrasts with the main weather boarded barn.

The proposed extension will therefore have a negligible impact on the setting and significance of the historic asset.

9.0 PHOTOGRAPHS



1. Front Elevation - west



2. Side elevation - south



3. Side elevation - south