



# Proposed Replacement Joinery at Nelsons

2304.1400.P0 - Planning & Heritage Statement

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# 1. Outline

## a. Existing

- i. The joinery within the south-west facing glazed gable has failed and requires replacement. Design flaws inherent to the existing arrangement warrant a replacement that is not like for like.

## b. Proposals

- i. It is proposed to replace the failed softwood joinery in the south-west gable with hardwood joinery that provides functional benefits whilst safeguarding the historic asset.



Plate 1 - Gable hosting glazed screens to be replaced

# 2. Context

## a. Existing

- i. Nelsons is a converted former barn and stables set within a cluster of buildings that are historically related, namely White House Cottage to the North-west, and White House Farmhouse to the South-east.

## b. Proposals

- i. The proposals have no impact on the site context.

# 3. The Site

## a. Existing

- i. The site is located in the village of Harleston, west of Stowmarket.
- ii. The site consists of a converted barn and stables and detached garage set within developed gardens.

## b. Proposed

- i. The proposals have no effect on the site.

## 4. Use

- a. Existing
  - i. The site is in use as a residential dwelling.
- b. Proposed
  - i. The proposed use is unchanged.

## 5. Design

- a. Outline
  - i. The proposals have a negligible impact on the overall design of the buildings.
- b. Massing and Form
  - i. The proposals have no effect on the building massing and form.
- c. Layout
  - i. The proposals have no effect on the building layout.
- d. Appearance.
  - i. Traditional styling and detailing is proposed for the replacement joinery in line with the elevations and details submitted.
- e. Light and Shadow
  - i. The proposals will cause no overshadowing of neighbouring properties.
  - ii. The proposals will address excess solar gain caused by the large glazed screen on the existing West facade.
- f. Privacy
  - i. No new windows are proposed that can overlook neighbouring properties.
- g. Materials
  - i. Traditional materials are proposed, the replacement joinery will be made from Sapele, a hardwood that is superior to the faile softwood joinery being replaced.

## 6. Access and Parking

- a. Existing
  - i. The site is accessed via Moorbridge Lane.
  - ii. The site has off-road parking for 6+ vehicles.
- b. Unaffected
  - i. The proposals have no effect on the above provisions.
- c. Proposed
  - i. The site access to and from the public highway will remain unchanged.
  - ii. Parking arrangements are unaffected by the proposals.

## 7. Waste

- a. Existing
  - i. Domestic waste and recyclables are currently stored on site.
  - ii. Domestic waste and recyclables are collected kerbside by the local authority at the site entrance.
- b. Unaffected
  - i. The proposals have no effect on the above provisions.
- c. Proposed
  - i. Existing waste storage and collection will remain unchanged.
  - ii. The existing recyclables storage and collection will remain unchanged.

## 8. Sustainability & Carbon Footprint

- a. Existing
  - i. The existing joinery to be replaced has failed and thus is causing excess heat loss, increasing the buildings carbon footprint.
- b. Proposals
  - i. The proposed joinery will rectify the excess heat loss and improve performance overall.

## 9. Regulatory

- a. Existing
  - i. The existing joinery to be replaced has failed and is unsafe.
  - ii. The existing joinery in the glazed gable lacks trickle ventilation.
  - iii. The existing joinery in the glazed gable has full height opening lights at first floor, this is a hazard for children and animals.
- b. Proposals
  - i. The proposed joinery will rectify the safety concern posed by the failed joinery.
  - ii. The proposed joinery will include trickle ventilation at ground and first floor levels.
  - iii. The proposed joinery has the opening lights raised to a safe level.

## 10. Flood Risk

- a. Existing
  - i. The site is located in flood zone 1, an area with a low probability of flooding, as defined by the Environment Agency.
- b. Proposals
  - i. The proposals will not affect flood risk.

## 11. Heritage

- a. Existing
  - i. There are two listings associated with the application site. 1180995 relates to the former barn, 1032733 relates to the former stables, now serving as a 'granny annex'. For the purposes of this report, the term 'Modern' relates to any fabric or element that was added as part of the late C20 conversion.
- b. Listings

### Listing 1

**Heritage Category:** *Listed Building*

**Grade:** *II*

**List Entry Number:** *1180995*

**Date first listed:** *15-Mar-1988*

**List Entry Name:** *BARN, ALIGNED NORTH EAST / SOUTH WEST, 20 METRES NORTH WEST OF WHITE HOUSE FARMHOUSE*

**Statutory Address:** *BARN, ALIGNED NORTH EAST / SOUTH WEST, 20 METRES NORTH WEST OF WHITE HOUSE FARMHOUSE, MOORBRIDGE LANE*

**County:** *Suffolk*

**District:** *Mid Suffolk (District Authority)*

**Parish:** *Harleston*

**National Grid Reference:** *TM0161861147*

**Details** *TM 06 SW 4/58*

*HARLESTON MOORBRIDGE LANE Barn, aligned north-east/south-west, 20m north-west of White House Farmhouse*

*GV II*

*Barn, C17 with later alterations. 4 bays; a gabled porch on the north side, at the second bay from the east. Timber-framed, mainly weatherboarded with some C18 herringbone pargetted plaster. Sheet asbestos roof, formerly thatched. A set of 4 C19 boarded barn doors on the south side. Framing of several periods: the earliest (possibly late C16) bay to right has full-height studwork with tension studbracing; at left is later framing incorporating a middle rail. Some arch-braced open trusses, but most braces replaced by C19 knees. Clasped purlin roof.*

*Listing NGR: TM0161861147*

## Listing 2

**Heritage Category:** *Listed Building*

**Grade:** *II*

**List Entry Number:** *1032733*

**Date first listed:** *15-Mar-1988*

**List Entry Name:** *STABLE, ALIGNED NORTH WEST / SOUTH EAST 15 METRES NORTH OF WHITE HOUSE FARMHOUSE*

**Statutory Address:** *STABLE, ALIGNED NORTH WEST / SOUTH EAST 15 METRES NORTH OF WHITE HOUSE FARMHOUSE, MOORBRIDGE LANE*

**County:** *Suffolk*

**District:** *Mid Suffolk (District Authority)*

**Parish:** *Harleston*

**National Grid Reference:** *TM 01635 61150*

**Details:** *HARLESTON MOORBRIDGE LANE TM 06 SW*

*4/59 - Stable, aligned north- west/south-east 15m north of White House Farmhouse*

*GV II*

*Stable, late C17 or C18. About 4 bays. Timber-framed, mainly weatherboarded; plastered on the east side. Sheet asbestos roof, formerly thatched. A C19 boarded stable door and a pair of boarded C20 garage doors. Framing probably C18 with much reused timber. Lofts, mainly removed. Clapped purlin roof. Included for group value.*

*Listing NGR: TM0163561150*

#### c. Proposals

- i. The proposed works affect only one of the listed buildings, 1180995. However, due to their historic ties, consideration and analysis has been carried out on both listed buildings.

#### d. Special Architectural and Historic interest

##### i. Former Barn

1. The historic interest of the Grade II listed barn lies in its architectural and historical significance as a rare surviving example of a 17th-century timber-framed agricultural building. The barn's original construction and its later modifications over time provide valuable insights into the development of building techniques and agricultural practices in the region.
2. The use of tension stud bracing and arch-braced open trusses in the barn's construction are also noteworthy features that demonstrate the ingenuity of early builders in providing structural support.
3. The use of pargetted plaster on some sections of the barn's exterior is also of interest, as this decorative technique was popular in the 18th century but is now relatively uncommon.
4. The barn's close proximity to the White House Farmhouse, a listed building in its own right, further enhances its historical significance and its contribution to the local built environment.

##### ii. Former Stables

1. The stable is of special architectural and historic interest for a number of reasons. Firstly, the building is believed to date from the



late 17th or 18th century, which makes it a relatively rare surviving example of an early stable building in the local area.

2. Secondly, the timber-framed construction of the stable is significant because it reflects the traditional building techniques used in the region during the period in which it was constructed. The use of reused timber in the framing is also of interest because it suggests that the builders of the stable were using available resources in a sustainable way.
3. Thirdly, the stable's design and construction show evidence of adaptation and modification over time, reflecting changes in the use and function of the building. For example, the replacement of the original thatched roof with a sheet asbestos roof is indicative of changes in building materials and technology, this replacement itself being subsequently replaced with clay pantiles when converted to a dwelling. The removal of most of the lofts is also an interesting feature, suggesting that the stable was adapted for different types of livestock and storage over time.
4. Finally, as with the former barn, the stable's location and relationship to the nearby White House Farmhouse is of particular interest. The building is aligned in a north-west/south-east direction, which is thought to have been intentional in order to provide a functional connection to the farmhouse. The stable's inclusion in the listing is also due to its group value with the farmhouse, which adds to the overall historic and architectural significance of the site.

#### e. Setting

- i. Historically the buildings are part of a cluster of buildings that are historically related, White House Cottage to the North-west, and White House Farmhouse to the South-east.
- ii. The setting of the barn and stable is an important factor in their heritage value. As heritage buildings located in a small village in Suffolk, they provide valuable contributions to an area known for its historic architecture, particularly its traditional timber-framed buildings.
- iii. The barn's close proximity to the White House Farmhouse, which is believed to date back to the 16th century and is also listed as a Grade II building, is of historical significance for several reasons.
  1. It suggests that the barn was likely built as an integral part of the farmstead, providing essential storage space for crops and livestock feed.
  2. The close relationship between the two buildings also highlights the importance of agriculture to the local economy and way of life at the time of their construction.
  3. The White House Farmhouse and the barn together provide a rare and valuable insight into the evolution of agricultural practices and building techniques over time. The fact that this group of buildings have survived for several centuries in close proximity to one another is also a testament to their durability and the skill of the craftsmen who built them.
  4. The presence of four listed buildings in such close proximity enhances the overall architectural and historical significance of the site, creating a sense of place and a tangible connection to the past.
- iv. The stable's location in relation to the nearby White House Farmhouse is also significant, as the two buildings are situated in close proximity to each other.

1. This proximity suggests that the stable was originally built to serve as a functional outbuilding for the farmhouse, perhaps for housing livestock or for storage purposes.
  2. The stable's alignment with the farmhouse is also thought to be intentional, reinforcing its functional connection to the main house.
- v. The former barn and stable setting within a historic rural area, its relationship to the nearby farmhouse, and the changes that have occurred in the area over time all contribute to its significance as a heritage site.

## f. Fabric

### i. Former Barn

1. The surviving historic fabric is largely the timber frame, which has been infilled as part of the conversion in order to provide suitable weatherproofing.
2. Internally modern plaster abuts the exposed historic framing.
3. Externally the building has a modern brick plinth, is clad in modern weatherboarding and render, with a section of pargetted plaster to the south-east.
4. The fabric of the C17 barn is predominantly timber-framed, with weatherboarding on the exterior and some sections of pargetted plaster. The use of timber framing is a common feature in historic buildings of this type, as it was a readily available, reusable and affordable building material at the time of construction. The timber framing comprises full-height studwork with tension stud bracing in the earliest bay on the right, while the framing on the left is of a later period and incorporates a middle rail. The open trusses feature arch-bracing, although most of the braces have been replaced by 19th-century knees.
5. The roof of the barn is supported by clasped purlins, which are a type of structural element commonly used in traditional timber-framed buildings. The roof was originally thatched but was replaced with sheet asbestos in mid C20 and clay pantiles at the time of the conversion to a dwelling.
6. Overall, the fabric of this barn reflects the building techniques and materials that were commonly used in the region during the 17th century, as well as the modifications and adaptations that were made over time to accommodate changing needs and preferences. The survival of the original timber framing and other historic features is a testament to the durability of these traditional building techniques and the value of preserving historic buildings for future generations.

### ii. Former Stable

1. The fabric of the former stables is an important aspect of its heritage value. The building is constructed primarily of timber framing, with some exterior walls being weatherboarded and the east side being plastered. The timber framing is believed to be mainly from the 18th century, although some reused timber is also evident.
2. The original roof construction would have used a thatched roof, which was a common roofing material for agricultural buildings in the area during the period in which the stable was built. When converted to a dwelling, clay pantiles have been used as a roof covering.
3. The stable's interior includes four bays, which were likely used to house livestock or for storage. Most of the lofts have been removed, although some evidence of their original presence remains. The roof structure is supported by clasped purlins, which were a

common feature in traditional timber-framed buildings of the period.

4. Overall, as with the former barn, the stable's fabric reflects the traditional building techniques and materials used in the area during the 17th and 18th centuries. The use of timber framing, thatched roofs, and other traditional features makes the stable an important example of local vernacular architecture. The adaptation and modification of the building over time also demonstrate its functional value to the agricultural community over many years, its subsequent conversions reflecting the diminishing role of agriculture to the majority of residents in the area, itself an important part of the history of the site.

## g. Features

### i. Former Barn

1. One of the most interesting features of this 17th-century barn is the tension stud bracing in the earliest bay on the right, which is a structural technique that was commonly used in timber-framed buildings of this period. This type of bracing involves using diagonal timbers to create tension across the frame, providing greater stability and strength. The use of tension stud bracing in this barn is a valuable example of traditional building techniques and provides insight into the construction methods used at the time of the barn's construction.
2. Another noteworthy feature of the barn is the arch-braced open trusses, which are believed to be original to the building. Open trusses are a common feature in traditional barn construction, as they provide greater internal space and allow for easy access to stored crops and equipment. The use of arch-bracing, however, is less common and indicates a higher level of craftsmanship and attention to detail. The arch-braced trusses provide both structural support and an aesthetically pleasing element to the barn's interior.
3. The presence of pargetted plaster on some sections of the exterior is also of interest, as this decorative technique was popular in the 18th century but is now relatively uncommon. The pargetted plaster adds a decorative element to the otherwise utilitarian design of the barn and reflects the changing tastes and preferences of the time.

### ii. Former Stable

1. One of the most notable features is the building's timber framing, which is a traditional construction technique that was commonly used in the area during the 17th and 18th centuries. The framing is mainly from the 18th century, but there is evidence of reused timber, which suggests that the builders of the stable were using available resources in a sustainable way.
2. The changes to the stable's roof structure is also significant. The original thatched roof had been replaced with a sheet asbestos roof, but was in turn replaced with clay pantiles.
3. The removal of most of the lofts is an interesting feature in its own right, as it provides evidence of ongoing adaptation, although some evidence of their original presence remains.
4. Overall, the stable's architectural features are significant because they reflect the traditional building techniques and materials used in the area during the 17th and 18th centuries. The building's adaptation and modification over time also demonstrate its functional value to the agricultural community over many years and

provide a precedent of adaptation to suit the needs of the time, and the reuse of existing assets.

#### h. Impact

- i. From a heritage standpoint, the impact of these proposals is considered negligible, as they do not involve alterations to the building fabric itself, such as removal or alteration of original historic features or materials.
- ii. From a built enforcement perspective, the proposed replacement is considered positive, as it brings the building up to modern building standards while remaining sympathetic to the original design and materials.
- iii. Overall, the proposals represent a balanced approach to maintaining and enhancing the heritage value of the building while ensuring its continued use and longevity.

#### i. Justification

The decision to replace the glazed gable joinery has been carefully considered and is deemed justified based on the following points;

##### i. Ventilation

Providing appropriate ventilation in a historic building is important for maintaining good air quality and reducing the risk of moisture damage. Trickle ventilation can help to achieve this without compromising the integrity of the historic fabric, and can be designed to be discreet and sympathetic to the building's character.

##### ii. Safety

Building regulations require that low level opening windows in habitable rooms be fitted with restrictors or guarding to prevent falls from height. By redesigning the screen with the opening casements 1100mm from the floor, the new glazed screen will negate this requirement while still providing adequate ventilation.



Plate 2 - Note the full height windows, with no balustrade to the barrier.

iii. **Failure**

The existing joinery has failed and will result in damage to the heritage asset if not replaced.



Plate 3 - Note the damaged threshold and significant degradation at the head of the doors and sidelights.

iv. **Energy efficiency**

Joinery units that include trickle ventilation can help to improve the energy efficiency of a historic building by reducing the need for artificial ventilation and air conditioning.

v. **Sympathetic design**

When designing the new glazed screen, it has been ensured that it is sympathetic to the historic character of the building. Appropriate materials and design details that complement the existing features of the building have been selected, and the joinery is to be hand crafted by a local joinery.

j. **Principles:**

The design, planning, management and execution of works to Nelsons is underpinned by the following principles;

i. **Respect for Historic Fabric**

Of prime importance is the respect for, and preservation of original historically significant fabric. Unnecessary alterations or removal of historic features will be avoided and care will be taken to match any new materials or elements to the original design.

ii. **Use of appropriate materials and techniques**

It is proposed to use appropriate materials and techniques that are sympathetic to the historic character of the building. Traditional building materials and techniques will be specified, and where required the sourcing



of specialist materials and trades that are appropriate for the period and style of the building.

iii. **Plan for ongoing maintenance and repair:**

It is recognised that historic buildings require ongoing maintenance and repair to ensure their long-term preservation. When designing and specifying the proposals consideration has been given to ensuring the preservation of the heritage asset. Any new features or materials are designed, fabricated and will be installed with longevity in mind.



Plate 4 - Extensive Damage - Replacement with hardwood joinery will offer superior lifespan.

iv. **Regulatory Compliance and Safety**

Any proposed alterations are bound by the regulatory standards that are put in place to ensure the building is safe to use. When designing the proposals a balance has been established between the preservation of the original fabric and character of the asset, and the current regulatory requirements that apply to the proposals.

k. **Mitigation**

In addition to the justifications and principals outline, the following mitigation measures are proposed in order to safeguard the heritage assets;

- i. No historic fabric is required to be removed in order to enact the proposals. By ensuring that no historic fabric is removed, the significance and authenticity of the building can be maintained.
- ii. The existing joinery will be carefully dismantled to avoid unintended impact on historic fabric. This approach ensures that the existing historic fabric is preserved as much as possible during the work, and that any modifications are carried out with the minimum impact on the building.
- iii. The proposals are reversible. This is an important part of conservation, and specifically conversion, which seeks to ensure that any changes made to a historic building can be undone or reversed if necessary. By ensuring that

the proposals are reversible, the heritage asset can be protected from future harm and the significance of the building can be maintained.

- iv. The replacement joinery will be fabricated from hardwood, rather than the softwood that the joinery to be replaced is fabricated from. Using high-quality materials with a long lifespan can help to ensure that the building is protected for the long term, and that future maintenance requirements are minimised. By using hardwood joinery, the proposed changes can help to safeguard the future of the heritage asset.
- v. The replacement of the glazed gable is essential maintenance that is necessary to ensure the continued use and preservation of a heritage asset. The existing glazed gable is in a state of disrepair and has reached the end of its lifespan, replacement is necessary to ensure that the building is safe, structurally sound and can continue to be used.
- vi. Working practices will be put in place to ensure the structural integrity of the heritage asset is maintained throughout installation: This is an important consideration when carrying out any work on a heritage asset, as the structural integrity of the building must be preserved at all times. By implementing appropriate working practices and ensuring that the work is carried out by qualified and experienced professionals, the risk of damage to the heritage asset will be minimised.