

DESIGN AND HERITAGE STATEMENT FOR A REPLACEMENT PORCH



May 2023

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1.0 Introduction and Purpose

This Design and Heritage Statement is produced to accompany a Planning and Listed Building Consent Application for a replacement of the porch at Coles Green Farmhouse.

The site address is Coles Green Farm, Chattisham Road, Washbrook, Suffolk IP8 3HB.

The subject of this Heritage Statement is to consider the significance of the site and the impact of the proposal upon the setting of the listed building.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by Mrs J Faulds and is to be read in conjunction with the architectural proposals by Architectural Management Ltd.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed archaeological research into the development of the site has been undertaken. The specific aim of this report is to assess the effect of the scheme upon the fabric and the setting of the heritage assets.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23rd April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

2.0 Preamble

The NPPF (2021) Paragraph 194 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.*

The proposals for this scheme include changes to the fabric and setting of a listed building.

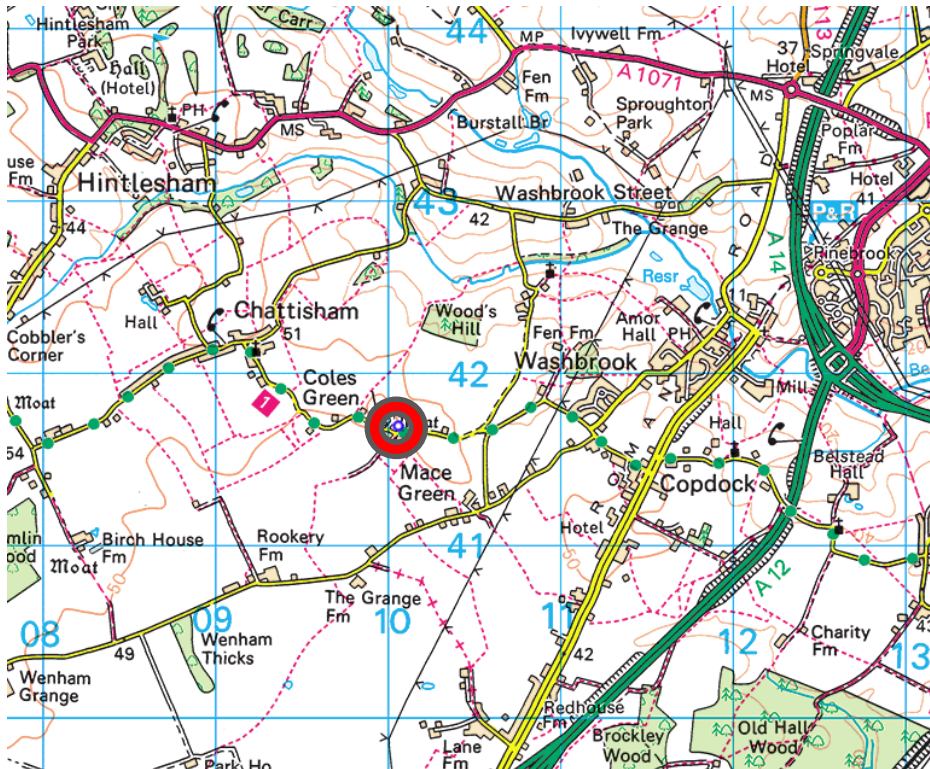
With regard to Paragraph 194 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

3.0 Location



The national location of Washbrook in Suffolk is shown left.

The site is located to the south west of Ipswich in Suffolk, between Chattisham and Washbrook. The site (red circle) is shown below.



4.0 General Description of the Application Site and its Setting

The overall application site



Coles Green Farmhouse

The house is part of the wider farmstead.

The house is listed grade II.

The house is set well back from the road and is surrounded on three sides by its domestic gardens.

To the western side is a paddock between the house and the road.

The house exhibits several phases of development.

Site Development



The image left shows an extract of the 1881 25 inch OS map, showing the site environs. The house is marked with an orange diamond.

Few of the original farmstead buildings remain.

5.0 Brief Description of the Building

Coles Green Farmhouse



The house is grade II listed and is situated within its domestic gardens.

The image left shows the principal (south) and end (east) elevation.

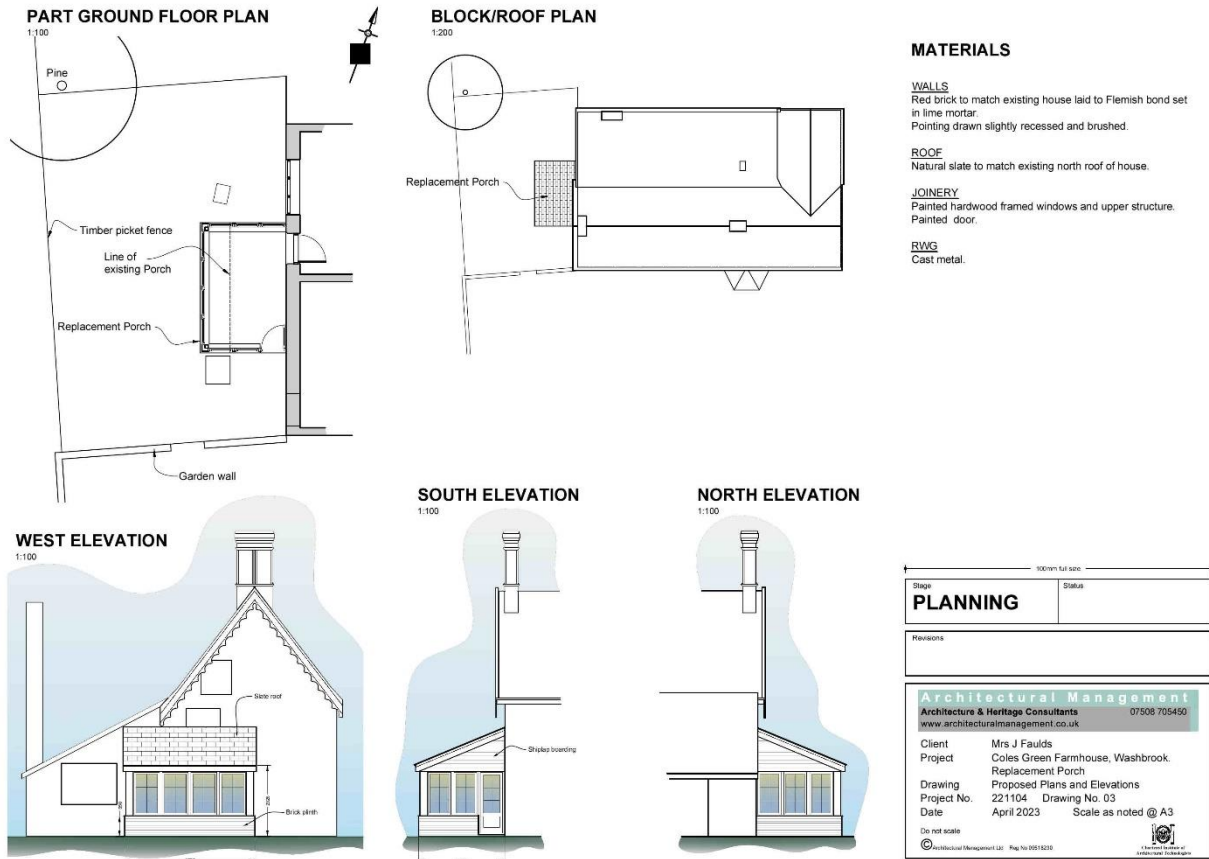
The image right shows the west elevation. The existing mid C20th porch is of poor quality and in a poor condition, however it serves a very useful purpose as a boot room and storm porch.



6.0 Description of the Proposals

The scheme comprises the replacement of the tired glazed porch extension with a slightly more formal style of extension. The overall width of the proposal is the same as existing, due to the constraints of the location of the back door and window and a well to the south, but the depth is about one metre greater.

Details of the proposals can be read from the Architectural Management Ltd. drawings.



Design

The existing porch is in a poor condition and is of a poor build quality. It carries out an important and very useful function of a storm porch and also provides a secure space for storage. As it requires extensive work to replace the windows and doors the decision was taken to replace the whole structure with a better quality construction and to take the opportunity to increase the depth a little, to provide extra space. The width is governed by the window and door of the house and by the position of a well to its southern side and therefore only the depth can be increased, and this is governed by the pitch of the lean-to roof.

The design is deliberately plain, to match the existing porch and so as not to detract from the main building. It uses natural slate for the roof and a red brick plinth in Flemish bond with lime mortar. The windows are slim double glazed, set in putty with proper glazing bars.

7.0 Impact Assessment

Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’
- **Less than substantial harm.** Harm of a lesser level that that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means ‘doing no harm’.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that*protection of the setting of heritage assets need not prevent change,* with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the fabric and the setting of the heritage asset by the scheme.

* ICOMOS (January 2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as *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 the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

The setting of Coles Green Farmhouse

The setting of the dwelling primarily derives its significance from its age, development history and being part of the farmstead.

Overall the setting of Coles Green Farmhouse is considered to have a **medium** contribution to the significance of the historic asset.

The fabric of Coles Green Farmhouse

The importance of the fabric of the house is directly related to its age and degree of survival. It has been altered and significantly extended over time, but its earlier shape and form are able to be understood.

The existing porch extension is modern and of no historic interest.

Overall the older fabric of the building is considered to have a **medium/high** contribution to the significance of the historic asset. The modern fabric of the porch is considered to have a **neutral** contribution to the significance of the historic asset.

The scheme has no suggestion of interfering with the existing historic fabric.

Impact upon the Heritage Assets

The setting of Coles Green Farmhouse

The proposal is more or less a direct replacement for the existing porch. The quality and appearance of the porch will be improved by the replacement and this will therefore enhance its contribution to the overall setting.

	Significance of setting of the building	Level of Change experienced due to the revised proposal	Overall Impact
Coles Green Farmhouse	Medium	Minor beneficial	Slight

The resulting impact on the setting of the house due to the revised proposal is considered to be **Slight** (beneficial).

The fabric of Coles Green Farmhouse

No intervention into the fabric of the older parts of the house is proposed.

8.0 Conclusion

The proposed scheme for a replacement of the existing porch with a new simple and similar form will occasion no harm to the setting of the listed building. It does not mask or interfere with the understanding of the earlier building form.

The scheme has the advantage of being an improvement in visual quality over the existing porch.

In the NPPF (2021) paragraph 197 it states that, in determining planning applications, local planning authorities should take account of;

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

In the NPPF paragraph 202 it states that..... *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

This report has analysed the factors which will be occasioned by the proposal. It has determined that the proposal offers a slightly beneficial impact upon the setting by virtue of the improved quality and appearance of the design, compared to the existing porch. This constitutes no harm and consequently the NPPF paragraph 202 test is not invoked.

Appendices

Extract of Listing for Coles Green Farmhouse

Name: COLES GREEN FARMHOUSE

List entry Number: 1285727

County	District	District Type	Parish
Suffolk	Babergh	District Authority	Copdock and Washbrook

Date first listed: 7 March 1988

Grade: II

Farmhouse. Mid to late C16, c1800 and later. Timber framed and brick, either rendered or painted, plaintile roofs with cresting to the ridge. L plan, comprising C16 house with rear wing to right, and c1800 additional bay to left. 2 storeys, the facade in 3 bays, the frame in 4 bays plus a chimney bay. C20 boarded door in brick porch with hipped tiled roof. To left and right, late C19 tripartite sashes, to left hand bay an early C19 sash with glazing bars, three similar first floor windows. Axial brick stack with rebuilt shaft between central and right hand bays, internal stack to left gable. Right return has first floor and attic 3-light window, small casement to left hand attic return. 2 storey rear wing, formerly the dairy, has C20 door and window and a horizontal sliding sash. Interior. Most of frame covered, although false panelling is set forward from the original rear wall where the frame is partly visible. Heavy rear plinth now internal within passage. Large stack with blocked fireplaces. Stairs behind stack. Axial chamfered beam to central room. Further stairs in c1800 bay. The former left hand gable wall has been altered, there being 2 closely set trusses, one open, of thin scantling, one closed; the outer closed truss has studs numbered with gouged hollows and pegs for braces, and terminates at the wall plate. The roof partly reordered and rebuilt, possibly when the house was extended, of 8 bays of butt and clasped purlins, over original build, the closed truss, now internal supported on the inner slender truss below. Rear cross wing collar rafter roof.

Listing NGR: TM0994241772