



# HERITAGE, DESIGN AND ACCESS STATEMENT

Proposed Pool Building and associated works:

Browns Place Farm,  
Brown Street,  
Old Newton,  
Suffolk.  
IP14 4QB

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# 1. INTRODUCTION

This document has been prepared to support proposals for an oak framed pool building to be sited adjacent to the existing external swimming pool at the property Browns Place Farm, Brown Street, Old Newton.

Browns Place Farm is a Grade II listed property and as such this document provides consideration of the historical context of the building and the proposals.

The proposals are comprised of a single storey oak framed structure clad in traditional materials to be sited adjacent to the existing external pool consented under reference: DC/21/06262.

The proposed building is being salvaged from an existing building within Suffolk and the intention is to re-purpose all existing natural materials. Images of the building in situ are provided later in this document.

The proposed building is outside the immediate setting of the Grade II listed farmhouse, with no physical connection or alteration proposed to the listed building.

## 2. SITE CONTEXT

Browns Place Farm is located to the west of Brown Street in the village of Old Newton.

The approximate site is identified on the aerial image below outlined in red, with the existing pool location outlined in blue (not constructed at the time of the image). Browns Place Farm is a two storey dwelling forming part of a former farm complex with stable, workshop and other single storey buildings immediately to the north. Beyond the property boundary are two storey dwellings known as 'Harrys Barn' and 'Neat House'. Both buildings previously formed part of the property curtilage prior to their conversion. To the east of the site is Grade II listed Ivy Cottage and to the south are paddocks under the applicant's ownership.



## 2. SITE CONTEXT



Browns Place Farm South elevation



Browns Place Farm East elevation



View towards existing wall and outbuildings from the east



View of wall and outbuildings viewed from south garden

## 2. SITE CONTEXT



View of existing pool area looking south



View of pool area looking south east towards retained garden wall



View of pool area with location of proposed outbuilding in the foreground



Retained outbuildings with existing house beyond

### 3. HERITAGE

As noted, Browns Place Farm is a Grade II listed building with listing description as follows:

*OLD NEWTON            BROWN STREET  
WITH DAGWORTH  
5/129                    Brown's Place Farmhouse  
--                                    II*

*Farmhouse, c.1600. Two storeys and attics. 2-cell lobby-entrance plan. Timber-framed and plastered. Slated roof, once thatched. An axial early C17 chimney of red brick with sawtooth shaft. Mid C19 small-pane sashes. C19 6-panelled door at lobby-entrance position; a lower slated C19 extension projecting forward to left of entrance. Good unmoulded framing, clasped purlin roof. Back-to-back open fireplaces.  
Listing NGR: TM0603863853*

The proposals set out within this document acknowledge the setting of the historic building and position the proposed pool building outside its immediate setting. Furthermore, the proposals will have no physical connection or impact upon the building.

It follows that the proposals set out within this document and identified on proposed site plan for a subservient outbuilding form, by virtue of their siting and scale will have no impact upon the significance or character of the Grade II listed Browns Place Farm.

# 3. HERITAGE

OS Historic map extract  
1885



OS Historic map extract  
1905



OS Historic map extract  
1952





## 4. USE AND AMOUNT

The existing use is C3 residential, with the proposals retaining this use. The proposals are for a single storey structure to be used as ancillary accommodation associated with the host dwelling.

## 5. LAYOUT

As described earlier, the proposed siting of the outbuilding has been carefully considered in relation to listed building and has been sited away from the principal dwelling on the periphery of its domestic setting.

The layout acknowledges the existing landscape features including existing outbuildings and wall structures. These are to be retained as part of the proposals.

## 6. SCALE AND MASSING

The scale of the proposals are domestic in nature . The outbuilding is being salvaged from a local Suffolk domestic setting.

The overall form of the building is a traditional ancillary agricultural form and reflects Suffolk vernacular outbuildings, with tiled roof over timber clad walls.

The architecture and scale remain subservient to the host dwelling.

# 7. APPEARANCE

The appearance of the proposals will incorporate traditional and natural materials, with the External walls having a red stock brick plinth to match that adjacent. Timber cladding over shall be oak feather edge and roof tiles shall be clay plain tiles. (all as depicted in photos of its existing setting).



## 8. LANDSCAPING

Landscaping proposals are limited to the immediate site and are identified on the proposed site plan.

These include the extension of hard scape and realigned fencing.

## 9. ACCESS

The proposals do not affect the existing pedestrian or vehicular access to the dwelling.