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1 COLES BARN
THE STREET
BELCHAMP OTTEN
SUDBURY
CO10 7BG

HERITAGE STATEMENT

DATE: 25TH JULY 2023

OUR REFERENCE: 23-112-AS



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1. INTRODUCTION

The following Heritage Statement is for proposed works at 1 Coles Barn, The Street, Belchamp Otten, Sudbury, CO10 7BG and should accompany all submitted documents.

The proposed works for the installation of 3 conservation style roof lights, flue for wood burner, oak doors in place of existing window and internal alterations.

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2. HERITAGE ASSET & SETTING DESCRIPTION

Coles barn is curtilage listed as part of the main farmhouse situated to the east of the barn.

Coles Farmhouse is a circa 16th century timber framed building within the parish of Belchamp Otten, with red plain tiled roof, ashlar plaster and front porch with half glazed double doors. It is situated log ways to the public highway with a mix of commercial farm buildings and residential dwellings surrounding the rural location.

The barn is sited to the south west of the main farm house and has been converted into two dwellings with parking to the front and long gardens to the rear.

3. SIGNIFICANCE OF THE HERITAGE ASSET

The main farmhouse has a number of architectural features such as the red plain tiles, ashlar plaster and timber porch mentioned above. In addition to this, two leaded casements can be seen to the first floor and 3 matching range to the ground floor, a red brick chimney stack can be seen extending up from the ridge between the forward facing gable on the right and gable dormer to the left.

Coles barn is constructed of a red brick laid in a Flemish bond with a dual pitch roof spanning from front to back and clad in a natural slate. This building has been converted into two separate dwellings each with their own amenity space and boundary's separating them from the main farmhouse.

4. HERITAGE ASSET PROPOSED DESIGN RATIONALE

The proposal for the barn building is to install a roof light on the north west elevation to match the existing on of the neighbours side and to install two more on the south west elevation providing additional light to the kitchen area. The roof lights will be of a conservation style with a glazing bar down the centre and with a lower profile in order to sit flusher to the roof.

Externally on the south west elevation a window will be removed and the section of brickwork below it in order to install an oak external quality door with access to the proposed shower room. A second flue will be installed matching the existing flue on site for the installation of a wood burner in the ground floor reception room.

The installation of the roof light on the north west elevation will allow natural light into the proposed bathroom that will be created by taking space from the second bedroom.

5. IMPACT OF PROPOSED ON HERITAGE ASSET

The impact on the heritage asset will be minimal as we are not proposing to undertake any works to the main listed dwelling that is the farmhouse.

The proposal to the barn will involve the loss of some historic brickwork for the installation of the new door and the natural slates where there will be conservation style roof lights installed. The new walls proposed internally will be constructed from modern timber with plasterboard and not harm the existing fabric of the barn.

6. BIBLIOGRAPHY

- Design and access statements guide, CABE, 2007
- The Essex Design Guide, ECC, 1997
- <http://www.heritagegateway.org.uk>
- <http://www.colchester.gov.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

7. APPENDIX 1 - LISTING DETAILS COLES FARMHOUSE

Official list entry
Heritage Category:
Listed Building
Grade:

II

List Entry Number:
1122385

Date first listed:
17-May-1984

List Entry Name:
COLES FARMHOUSE

Statutory Address 1:
COLES FARMHOUSE, OTTEN ROAD

Location

Statutory Address:
COLES FARMHOUSE, OTTEN ROAD

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

County:

Essex

District:

Braintree (District Authority)

Parish:

Belchamp Otten

National Grid Reference:

TL 80566 41809

Details

TL 84 SW BELCHAMP OTTEN OTTEN ROAD 4/14 Coles Farmhouse

GV II

House. C16. Timber framed and ashlar plastered. Red plain tiled roof. Gabled crosswing to right with catslide extension. One gabled dormer to main range. One storey and attics. 2 window range of C17 and C18 leaded casements to first floor, 3 matching range to ground floor. Porch with half glazed double doors to left of crosswing, with moulded frieze and fluted pilasters. 3 attached diagonal shafts to off-centre red brick chimney stack. RCHM 5.

Listing NGR: TL8056641809

Legacy

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

Legacy System number:

113970

Legacy System:

LBS

Sources

Other

An Inventory of the Historical Monuments in Essex North West, (1916)

Legal

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

VERIFICATION
APPROVED FOR ISSUE:
GE
DATE:
26-07-2023

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