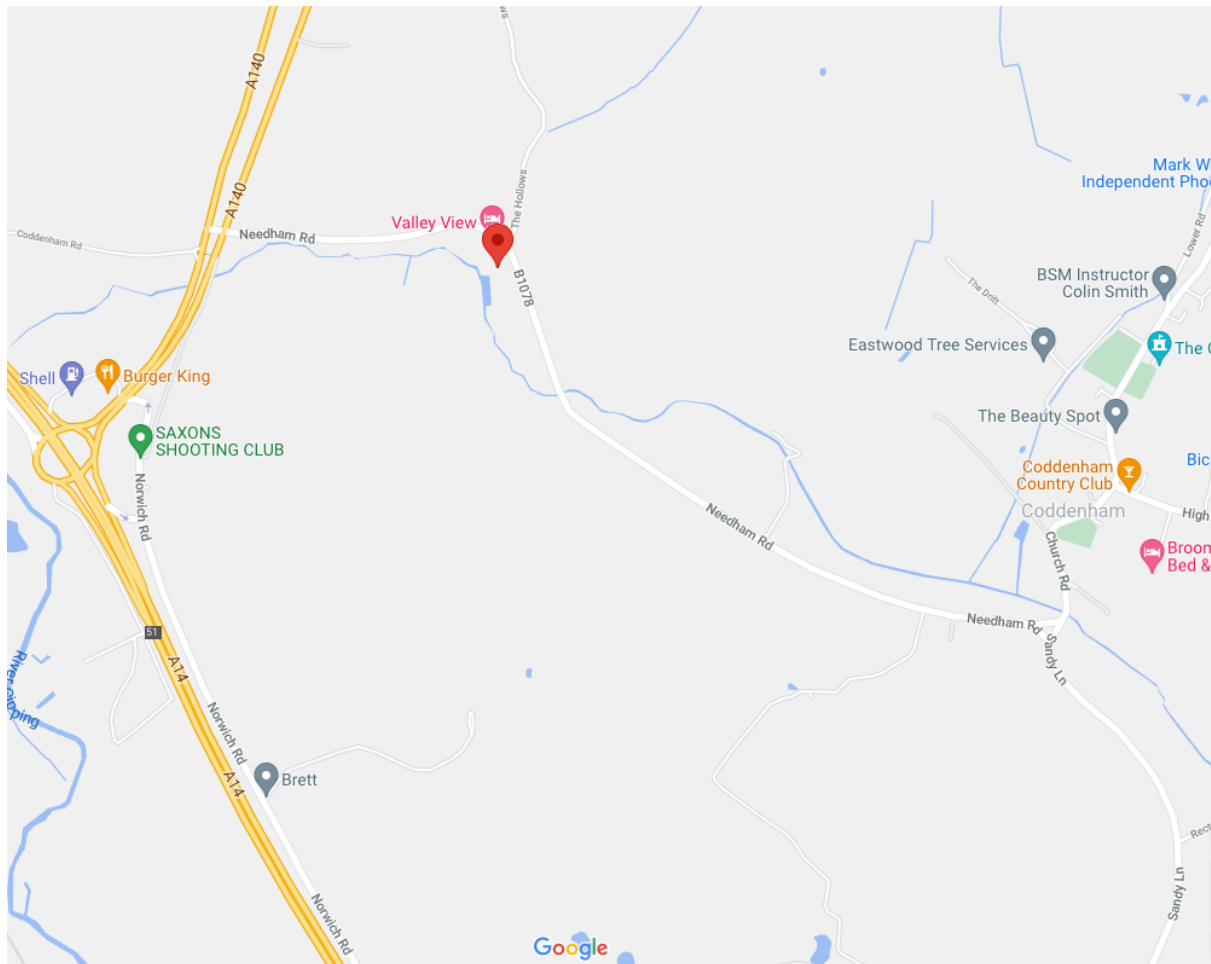


PW1225_Design & Access Statement & Heritage Impact Assessment
In support of a Full Planning Application for
New storage Barn at
Lime Kiln Farmhouse, Coddenham
June 2023.

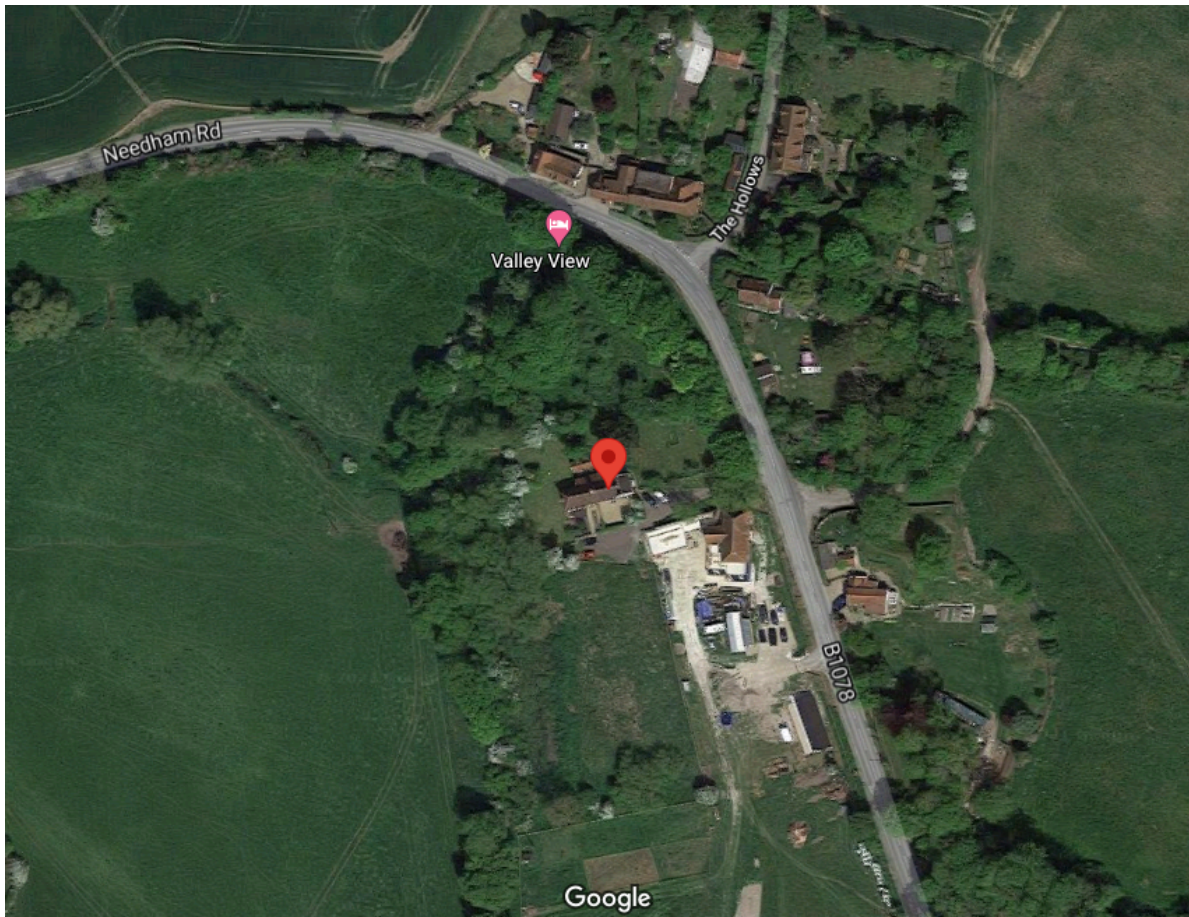
1.0 Introduction

Lime Kiln Farm adjoins open countryside on the western side of Needham Road, approximately 1.3 km to the north-west of Coddenham village. The former farmhouse is a grade II listed timber-framed building of circa 1600, that was divided into a pair of cottages in the late-19th century, and now has planning permission for conversion of the cottages back into a single dwelling.

This application is for permission to erect a metal storage barn on a parcel of agricultural/amenity land to the north of the dwelling.



Picture 1 – Map indicating the location of Lime Kiln Farmhouse, Coddenham (red marker)



Picture 2 – Aerial view of Lime Kiln Farmhouse, Coddendam.

2.0 Purpose of This Report

Peter Wells Architects have been appointed by the owners of Lime Kiln Farmhouse, to apply for permission to erect a metal storage barn on agricultural/amenity land to the north of the dwelling. This report should be read in conjunction with drawings PW1225_PL13 and PL14 which shows the site layout and floor plan and elevations of the proposed barn.

3.0 Site in context

The site is located in a rural area, approximately 1.3 km to the north-west of Coddendam village. The site is not within the Suffolk Coast & Heaths AONB, a Flood Zone or within Coddendam Conservation Area.

4.0 Proposed Works

The proposal is to erect a metal storage barn to the north of the main dwelling, that will be used to store machinery/equipment that is used in conjunction with the maintenance of the land. The proposed floor plan and elevations of the barn are indicated on drawing PW1225_PL14.

The proposed steel-framed barn is single-storey and is approximately 12m x 12m, with a ridge height of approximately 5.2m and eaves height of approximately 3.3m. The barn has a

3m x 3m roller door and personal door adjacent on the front elevation. The barn will be clad in metal cladding (colour to be confirmed) to the walls and roof.

5.4 Access

The barn is situated close to the eastern boundary and will be accessed via a new section of 3.5m wide driveway, of bound material, from the existing vehicular access that serves the dwelling. A 3.5m wide section of existing garden wall will be removed, to allow for access through to the barn.

5.5 Residential and visual amenity

The proposed barn is situated close to the eastern boundary, where it will be well-screened from the road and nearby dwellings by a row of mature trees and vegetation.

5.6 Trees

The site has many mature trees, particularly on the eastern boundary, but the storage barn and driveway have been positioned so that no trees will need to be removed.

6.0 Heritage Impact Assessment

In accordance with the National Planning Policy Framework (NPPF), a heritage Impact Assessment has been carried out in support of proposals for the erection of a storage barn at Lime Kiln Farmhouse in Coddendam.

6.1 The National Planning Policy Framework

The law relating to listed buildings is enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and any features of importance and of their settings (Sections 16 and 66).

6.1.1 This Heritage Impact Assessment to accompany the proposals is intended to comply with the requirements of NPPF paragraph 189. Applicants must describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. This should be no more than is sufficient to understand the potential of that impact on the significance; and further, to assist under the terms of paragraph 190 with an assessment of the impact of proposals and the avoidance or minimization of any potential conflict arising from the proposals.

6.1.2. Paragraph 193 of the NPPF apportioned great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF asserts that significance can be harmed or lost through alteration and any harm requires clear and convincing justification.

6.2 The Listed Building.

No's 1 & 2 Lime Kiln Farmhouse is a Grade II listed building. The listing description is as follows:

CODDENHAM NEEDHAM ROAD TM 15 SW 7/34 Nos. 1 and 2, Limekiln -
Farmhouse - II

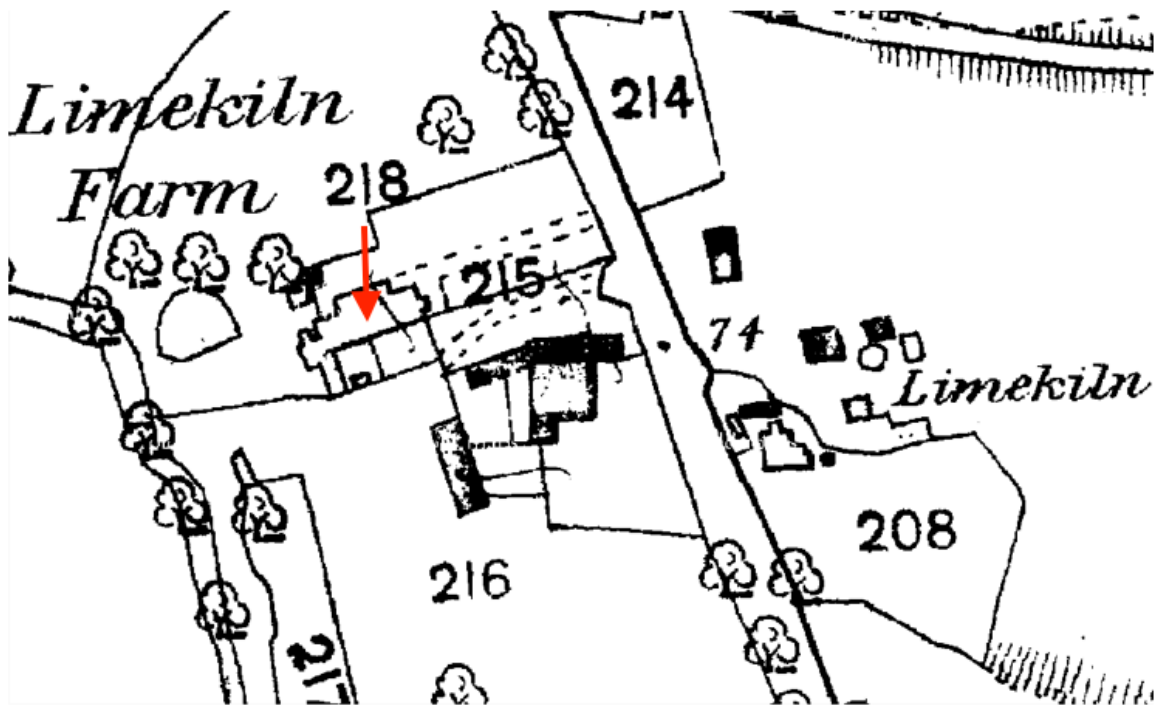
Two cottages, built as one farmhouse in late C16 or early C17, and in 2 stages. 3-cell plan, one being of cross-wing form. 2 storeys. Timber-framed and plastered. Plaintiled roofs with axial chimney of red brick, the shaft rebuilt in C20. Mainly C20 small-pane casements; two C19 ground-storey splayed bays with small-pane sashes. Boarded entrance doors. The hall has an exposed 1st floor structure of c.1600; the remaining framing is concealed apart from main components. The cross-wing is structurally separate and perhaps later. The service cell to left was extended by one bay in C18.

Listing NGR: TM1183554746

The tithe map of 1839 appears to show the building being used as a single dwelling (see picture 5 below), whilst the First Edition Ordnance Survey map of 1884 clearly shows the building in use as two separate dwellings (see picture 6 below), thereby confirming the theory that the building was divided at some point around the middle of the 19th century.



Picture 5 – Extract from the Tithe Map of 1839, showing Lime Kiln Farmhouse as a single dwelling



Picture 6 – Extract from the Ordnance Survey Map 1884, showing Lime Kiln Farmhouse being used as two separate cottages.

6.3 Impact of the Proposals.

A new detached metal storage barn is proposed to the north of the farmhouse; this will be accessed via a new section of driveway. The proposed barn will have an agricultural appearance, in keeping with other outbuildings in this rural area, and is located to the rear of the main dwelling, nestled amongst trees. The barn sits on a parcel of agricultural/amenity land, outside of the residential garden area of the farmhouse, and the immediate setting of the listed building will therefore be unchanged.

A small section of existing garden wall will need to be removed to allow access through to the barn; this wall is not listed separately, and is not mentioned in the listing for the farmhouse.

Overall, the impact of the proposals on the Heritage Asset are considered to be low.

7.0 Conclusion

This full planning application is for permission to erect a detached metal storage barn on land at Grade II listed Lime Kiln Farmhouse in Coddendam. The proposed barn is located outside of the immediate setting of the listed building on a parcel of agricultural/amenity land, and has an agricultural appearance. The impact on the listed farmhouse is considered to be low.