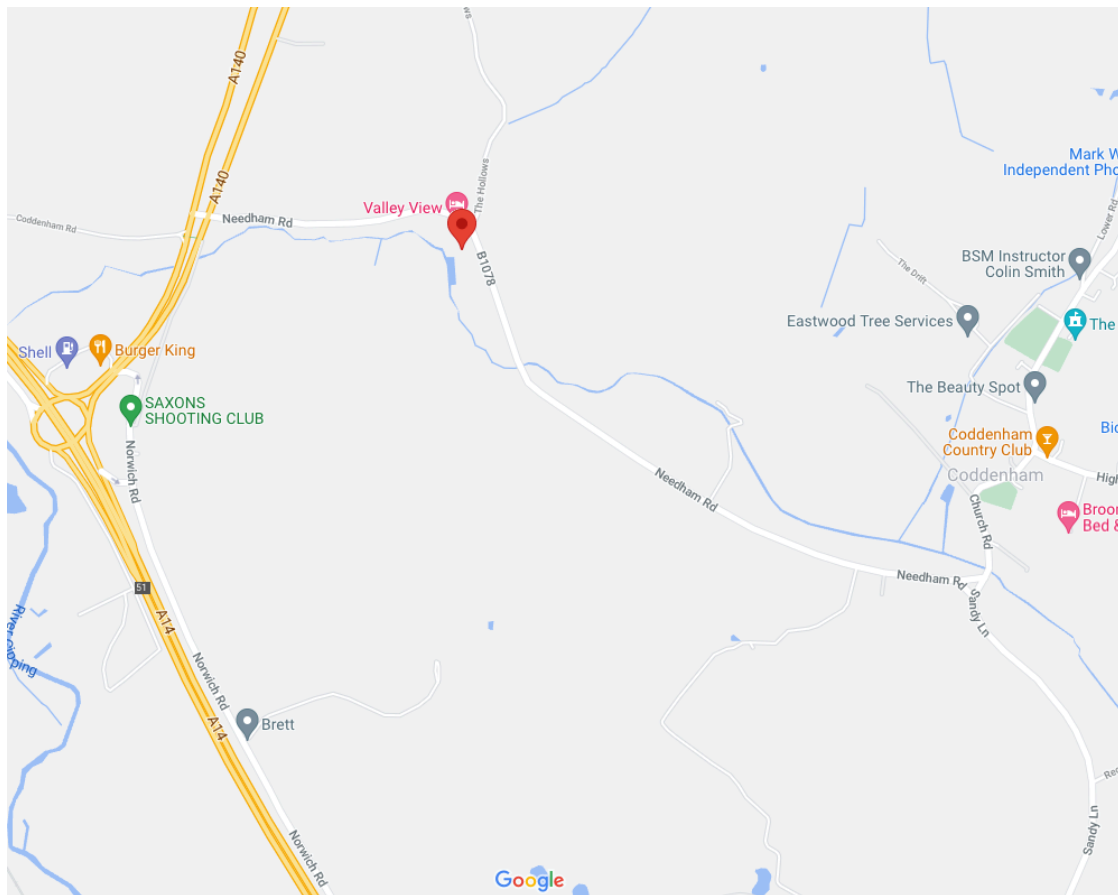


PW1225_Design & Access Statement & Heritage Impact Assessment
In support of a Householder Application for
Conversion of two cottages back into a single dwelling, with a new rear link to
existing outbuilding at
Lime Kiln Farmhouse, Coddendam
June 2023.

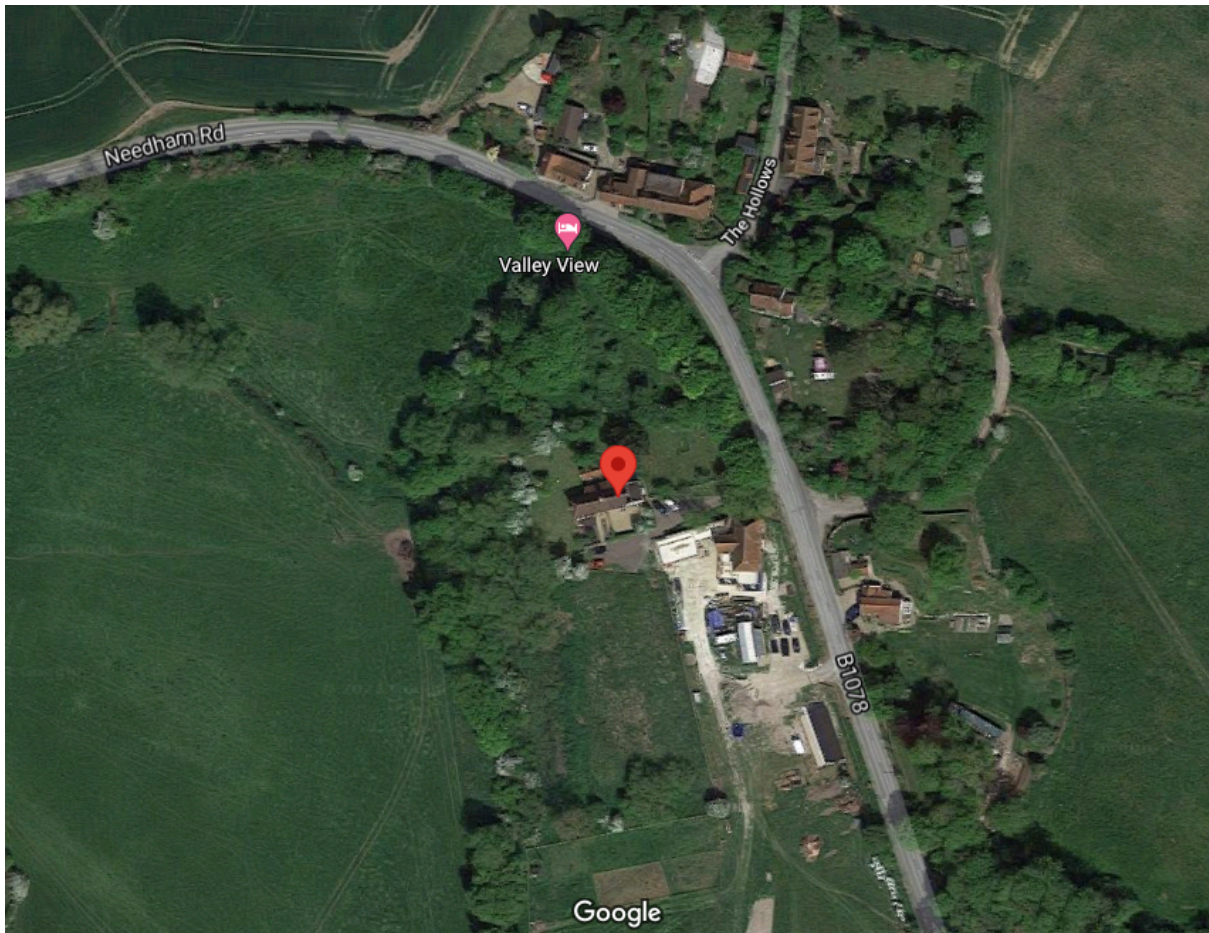
1.0 Introduction

Lime Kiln Farm adjoins open countryside on the western side of Needham Road, approximately 1.3 km to the north-west of Coddendam 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.

This application is for permission to convert the two cottages back into a single dwelling, and add a new rear link to the existing outbuilding. This follows previous planning and listed building consent applications that were granted in September 2022 under references DC/21/06457 and DC/21/06458, and included a rear extension to the dwelling. The revised proposals are to form a link to the existing rear outbuilding and incorporate it into the dwelling, rather than demolish the outbuilding and construct an extension.



Picture 1 – Map indicating the location of Lime Kiln Farmhouse, Coddendam (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 convert the cottages back into a single dwelling and form a link to the existing outbuilding which will be incorporated into the living accommodation. This report should be read in conjunction with drawings PW1225_PL10revA, PL11 and PL12revA which describe the site layout, floor plans and elevations as existing and as proposed.

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 Existing Building

The existing building was built as one farmhouse in late 16th or early 17th century in two stages. It has a 3-cell plan, one being of (structurally separate) later cross wing form. The building is timber-framed and rendered, and has a plain tiles to the front roof slope and pantiles to the rear roof slope, with axial chimney of red brick. There is a single-storey lean-to to the rear, partly with catslide roof. Most of the windows are 20th century small pane timber casements. There is an existing detached 20th century outbuilding, situated to the rear

of the building. The original historic fabric in the two cottages is generally in poor condition. Lime Kiln Farmhouse (No's 1 & 2) was listed as Grade II in 1987.



Picture 3 – The front elevation of (No's 1 & 2) Lime Kiln Farmhouse.



Picture 4 – The Rear elevation of (No.2) Lime Kiln Farmhouse, & detached outbuilding.

5.0 Proposed Works

The proposed floor plans and elevations are indicated on drawing PW1225_PL11.

As in the 2022 approved scheme, the proposal is to convert the two cottages back into a single dwelling involving some internal remodelling, although the floor plan will largely remain the same. On the ground floor, one new wall will be inserted to form a WC in the existing utility room, and a new opening will be created to link the two cottages back together. On the first floor, one new wall will be inserted in cottage No.2 to form a landing area within the current bedroom.

The existing 20th century outbuilding (shown on Ordnance Survey maps to have been constructed between 1926 & 1968) will be retained and converted to a kitchen/breakfast room, and a new glazed link will be formed between the main dwelling and the outbuilding that will provide a rear entrance and snug area.

As in the approved scheme, a new detached double garage is proposed.

5.1 Alterations to the existing fabric

A section of the existing rear lean-to wall will be removed to provide access to the link, however, the timber-frame is in poor condition. A new opening is being created between the kitchen of cottage No.1 and the utility room of cottage No.2, but it is likely that the two rooms were built as one room originally.

5.2 The conversion of the outbuilding

The proposed conversion of the outbuilding is considered to be more sympathetic to the dwelling, as the only additional footprint will be in the link between the two. The outbuilding is of traditional design in materials to match the main house, and the glazed link will provide a clear separation between the two elements.

5.3 Residential and visual amenity

The proposed link will be formed between the house and the outbuilding, and will be well-screened with no other dwellings in close proximity.

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 conversion of No's 1 & 2 Lime Kiln Farmhouse into a single dwelling, with new link to the existing outbuilding.

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 apportions 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

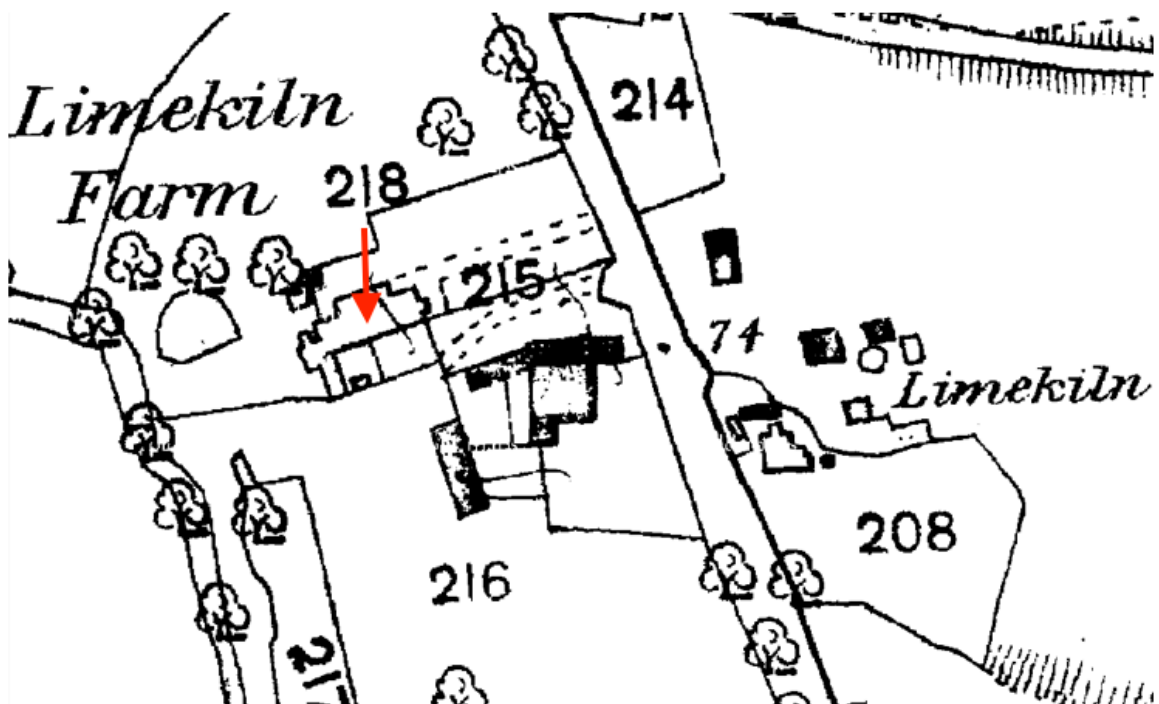
Two cottages, built as one farmhouse in late C16 or early C17, and in 2 stages. 3-cell plan, one being of cross-wing form. 2 storeys. Timber-framed and plastered. Plaintiled roofs with axial chimney of red brick, the shaft rebuilt in C20. Mainly C20 small-pane casements; two C19 ground-storey splayed 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.

6.3.1 Link to Outbuilding

The proposed incorporation of the existing outbuilding into the living accommodation will have minimal impact on the listed building; the impact will be further reduced by the inclusion

of a glass link providing a sensitive and clear distinction between the old and new elements. The outbuilding and link are located to the rear of the dwelling, and are considered to be more suitable for the dwelling than a contemporary extension. Overall therefore, it is considered that the proposed works will not have a significant impact on the listed building.

6.3.2 Alterations

Some minor alterations are required internally in order to convert the building back into a single dwelling; these are as approved previously, with the exception of less removal of fabric at the rear where the extension has been changed to a glazed link to the outbuilding.

7.0 Conclusion

This householder application is for permission to convert two cottages back into a single dwelling, incorporate the existing outbuilding into the living accommodation and add a new glazed link between the house and the outbuilding at Grade II listed Lime Kiln Farmhouse in Coddendam.

The majority of the works have been approved previously in 2022, and the proposals now include a revised scheme with a link to the existing outbuilding that will be incorporated into the living accommodation, instead of a contemporary rear extension. The revised proposals are considered to be more appropriate for the listed building.