

The Farm Buildings

Rise Hall

Akenham

Suffolk

IP9 6TQ

TM 14647 48728

HERITAGE IMPACT ASSESSMENT

Introduction

Following an application for outline planning permission for conversion of the barn and some of the attached outbuildings into two dwellings, the barn, stable and attached outbuildings were spot-listed at Grade II in 2003. The application for Listed Building Consent for the conversion was approved in 2005 and the building was recorded at English Heritage (2006) Level 3 in October 2009 to fulfil a condition for conversion (ref. Mid Suffolk District Council applications 1018/05/LB and 1729/06).

Although a material start was made on the conversion works and this was confirmed by MSDC in November 2009, the site is now under new ownership and a further pre-application enquiry (DC/23/01448) was made in March 2023 regarding a revised design under a Section 73 application following determination of Section 96A varying the existing approval. An addendum to the Historic Building Record has been prepared as advised in the pre-application response of May 2023.

The Suffolk Record Office was closed when the building record was compiled and the addendum includes the 1838 Tithe map and other additional documentary evidence which was previously inaccessible. The Heritage Impact Assessment draws on information contained in the Level 3 Building Record of October 2009 (Suffolkc1-66552, Suffolk Historic Environment Record AKE 036) regarding the building's heritage significance as required under NPPF 16 (2021): Conserving and enhancing the historic environment, paragraph 194, in assessing the impact of the proposals on the significance and setting of the designated heritage asset.

Rise Hall barn, stable/granary and outbuildings were listed at Grade II (Group Value) on 11th June 2003, List Entry No.1487600. The buildings are situated approximately 35metres NW of Rise Hall, first listed Grade II on 9th December 1955, listing amended on 24th January 1986. The farmhouse, dated 1826 in the listing, is believed to occupy the site of the medieval manor of Rous or Rice Hall. The farmstead is situated in Mid Suffolk District District. The buildings are not in a Conservation Area or Special Landscape designation. The Grade II Church of St Mary, approximately 120 metres NE of the Rise Hall farmstead, is the nearest listed building to Rise Hall and its farm buildings. Akenham Parish has a total of 4 listed buildings, all Grade II apart from the church.*

Planning and Legislative Framework

- 1.1 The NPPF (2021) Section 16 : Conserving and enhancing the historic environment is part of the legislative framework which identifies that the potential impact on the historic environment of proposed changes to designated heritage assets (listed buildings and conservation areas) should be considered. This extends from primary legislation under the Planning (listed Buildings and Conservation Areas) Act 1990. Section 66 of the 1990 Act states that special regard must be given to the desirability of enhancing or preserving listed buildings within their setting.
- 1.2 NPPF (2021) paragraph 194 requires applicants to identify and describe the significance of any heritage assets which may be affected, including the contribution made by their setting.
- 1.3 The Planning Practice Guidance (PPG) is National Guidance which includes assessing potential harm. It states that substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm rather than the scale of development which is to be assessed.
- 1.4 Historic England gives guidance in the form of Good Practice Advice in Planning Notes (GPAs) including GPA2 : Managing Significance in Decision-Taking in the Historic Environment and GPA3: The Setting of Heritage Assets.
- 1.5 Mid Suffolk Council's Adopted Development Plan (1998) includes the Mid Suffolk Core Strategy (2008) and Focused Review (2014). The relevant policies include HB09 - Conversion of rural buildings to dwellings; H15 - Development to reflect local characteristics; HB01 - Protection of historic buildings; HB03 - Conversions and alterations to historic buildings and LP19 - The historic environment.

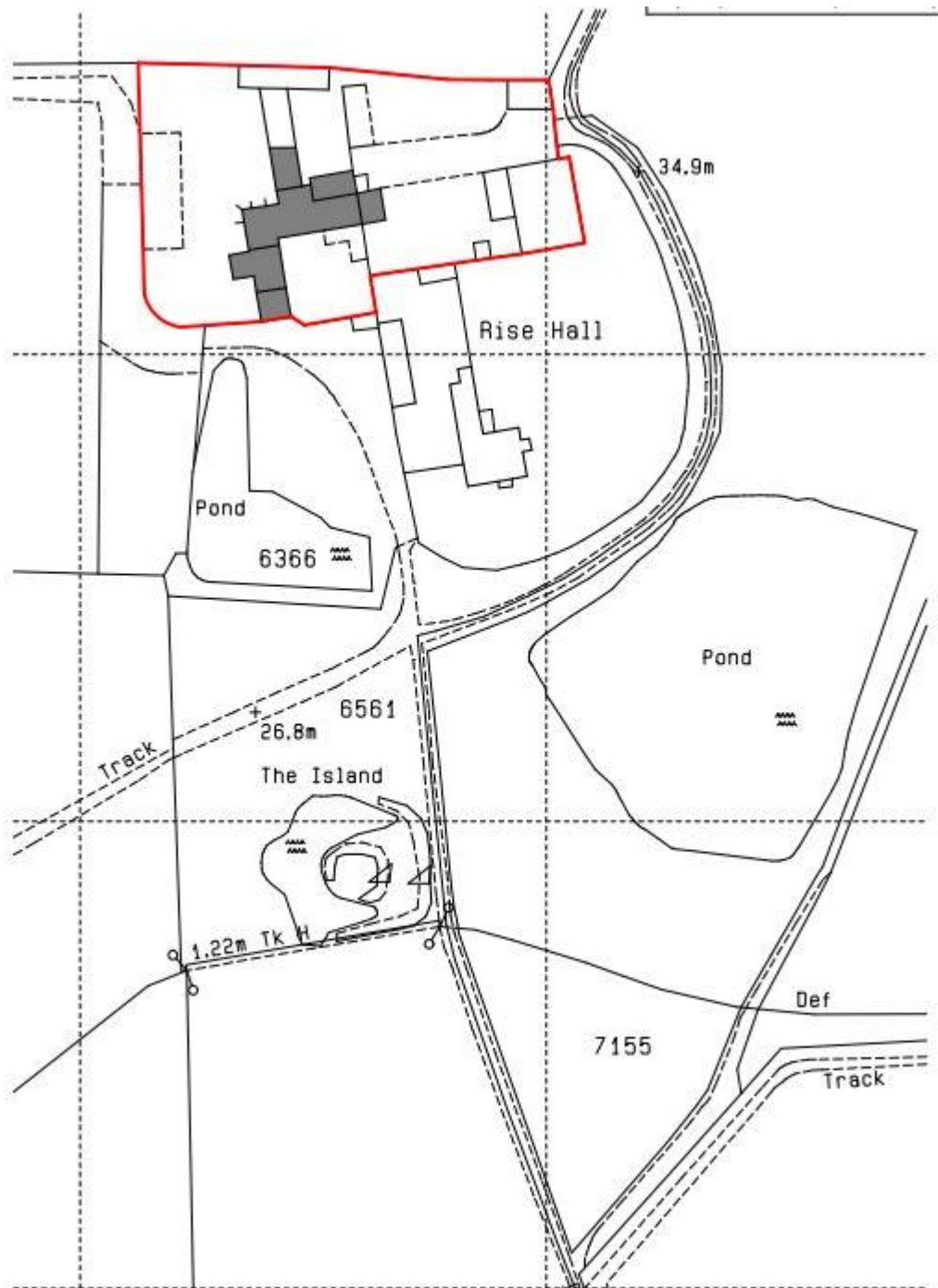
The Proposal

The proposal is to convert the barn and some of the attached former agricultural buildings into two attached dwellings, referred to as Unit 1 (the W part of the complex) and Unit 2 (the E part of the complex). The revised proposal reflects the updated Historic England Advice, the NPPF (2021), Mid Suffolk's current policies regarding historic buildings and the Pre-Application advice of May 2023.

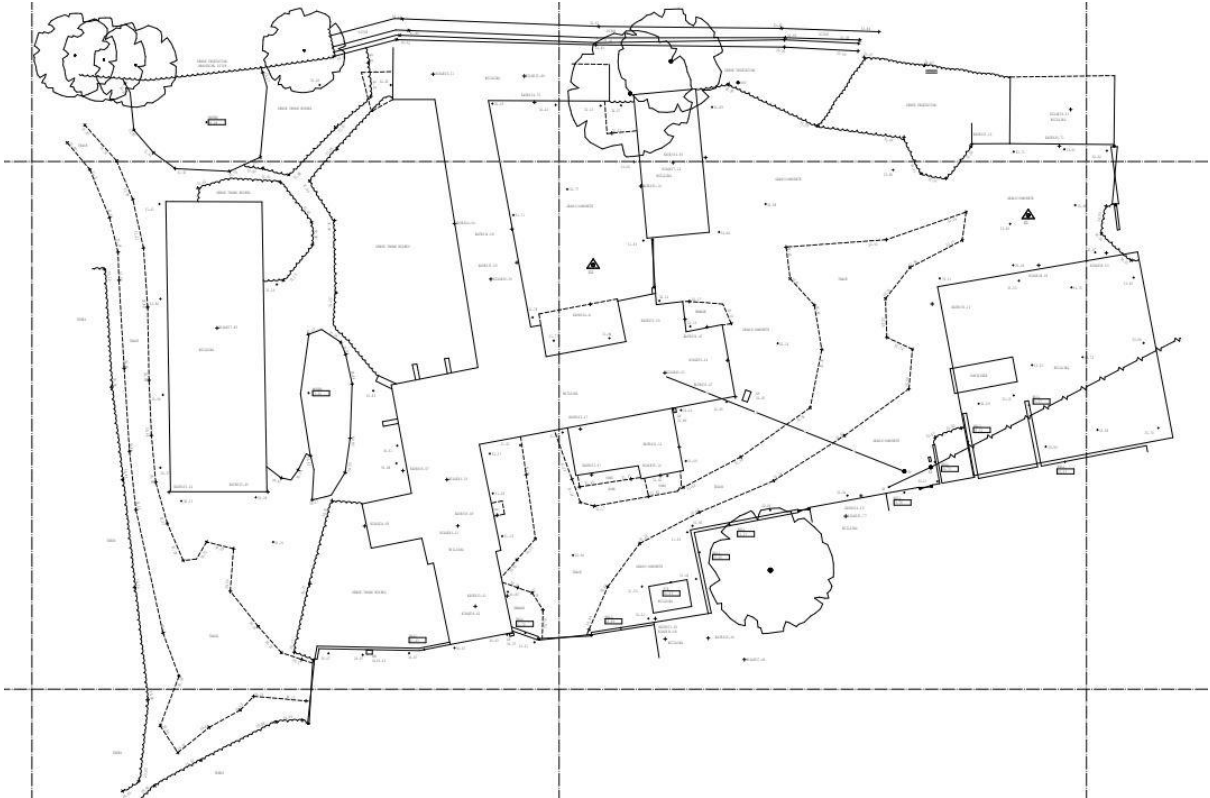
The design aims to preserve as much of the historic fabric as possible by making use of existing openings, the preservation of internal spaces as far as possible and retaining the character of the former agricultural building. No extensions beyond the existing building footprint are proposed apart from two detached cart lodges to house vehicles. There will be no changes to the access since the existing S entrance to the farmyard will be used by vehicles for Unit 2 and the existing gateway to the SW of the buildings will be used by Unit 1. No landscaping or planting is proposed and the boundaries largely follow the existing farmyard walls. The proposed new boundary wall to the S of the main barn partly follows the footprint of the demolished E range (shown on the map regression in the Building Record) which was later replaced by an early 20th century timber framed loosebox (E) of no architectural significance and the early 19th century brick and slate livestock shed (F) which

may have had some architectural significance but has been removed. Both these elements were removed before the present owner purchased the site.

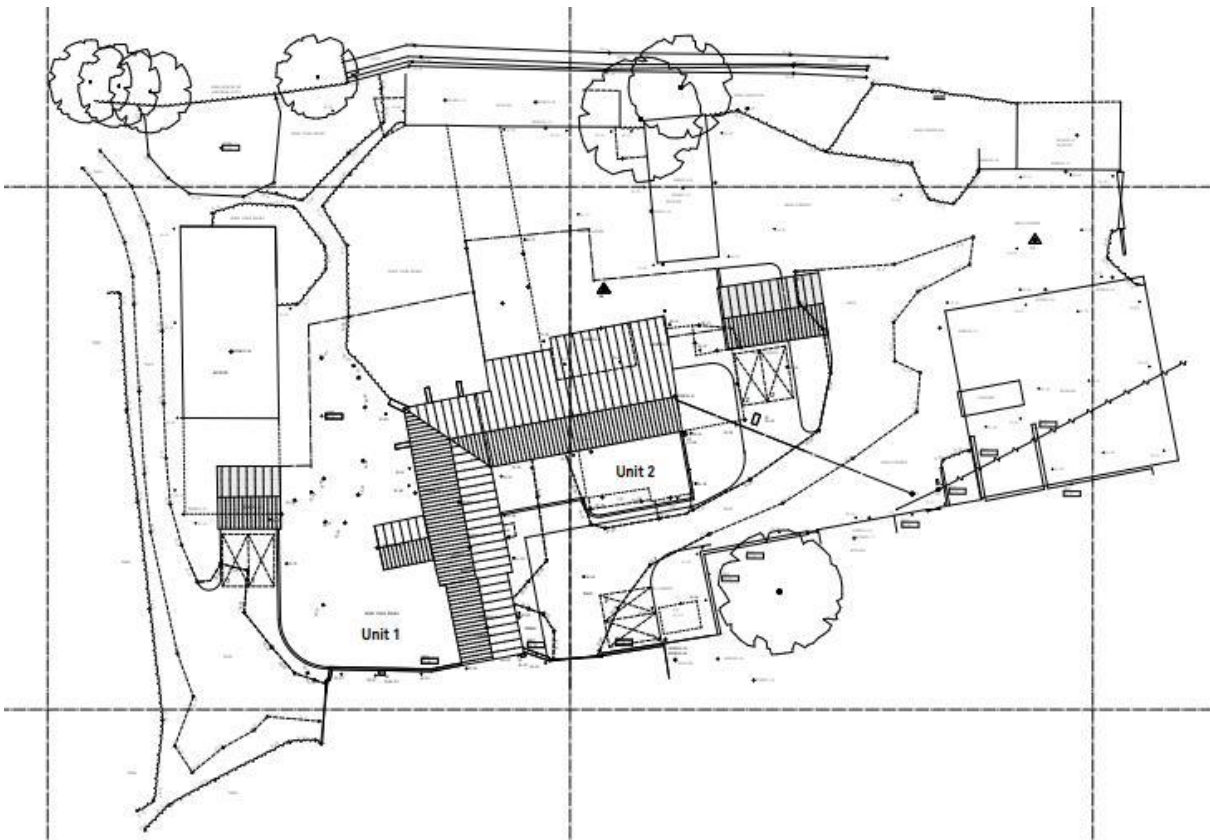
The changes to the building footprint are shown on the existing and proposed site plans. The buildings are referred to by their function within the farmstead and the letter assigned in the Building Record, as shown on page 6.



Site Location Plan, scale 1 : 200 @ A3 (Patrick Allen & Associates drawing 4411-01A) red line shows site boundary



Existing Site Plan, scale 1: 200 @ A1 (Patrick Allen & Associates Architects drawing 4411-02)



Proposed Site Plan, scale 1: 200 @ A1 (Patrick Allen & Associates Architects drawing 4411-08)



June 2008 Oblique aerial looking NW showing 2 buildings (E & F) attached to S wall of bays 5 & 7 of the main barn A. These two buildings have since been removed.



June 2008 Oblique aerial looking SW showing milking shed (proposed for partial removal) attached to N elevation of barn A

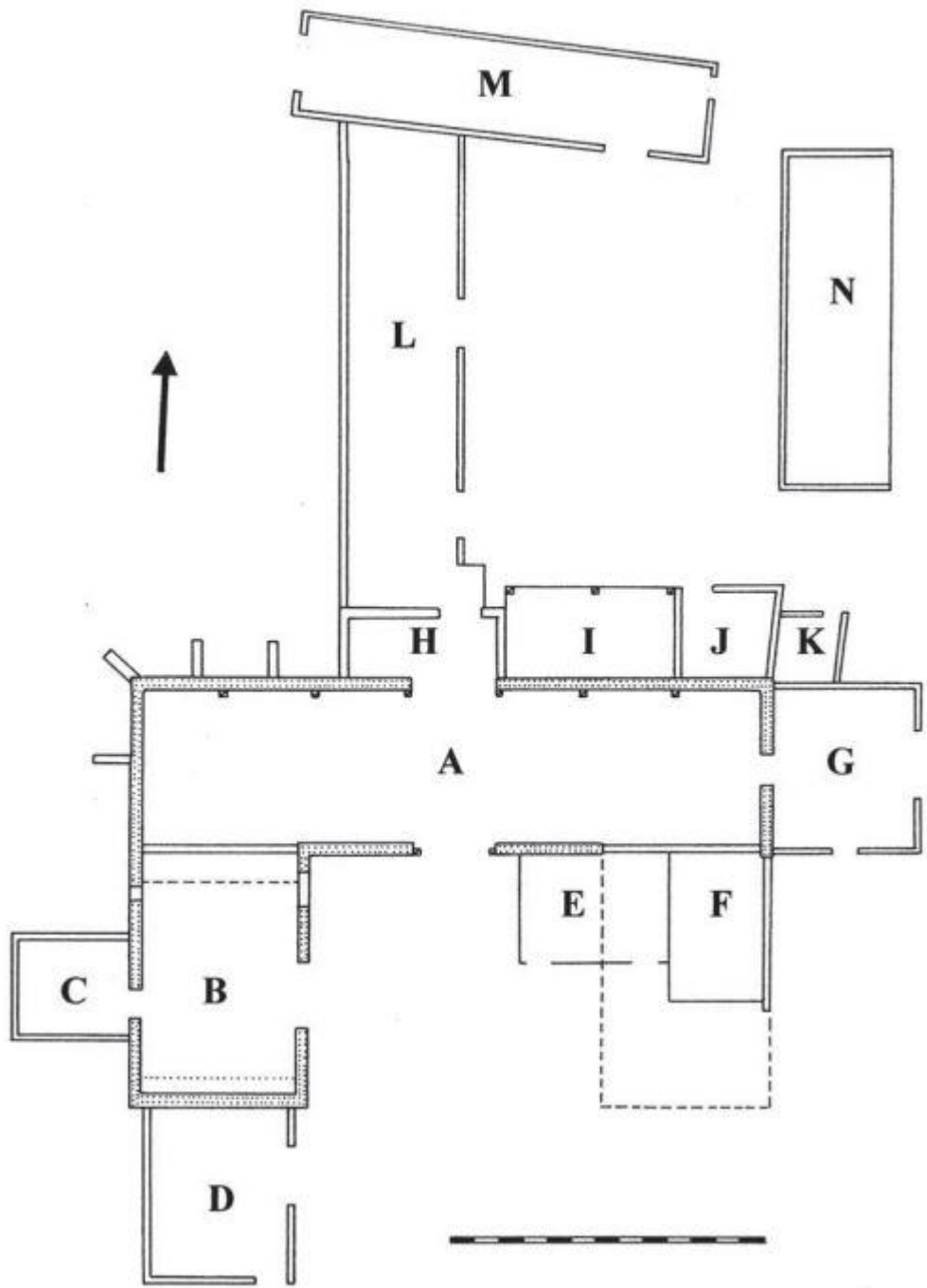


Figure 6, page 8 of Building Record, with identification key to buildings, fabric c.1700 shaded, missing eastern wing indicated by broken lines

The Impact of the Proposal on the External Elevations

The proposals are to convert some of the existing buildings without any alterations to ridge heights of the various elements. It is proposed to remove the early 20th century milking shed (L) whilst retaining the lower part of the W wall which is a 19th century red brick farmyard wall, raised in height with fletton brick courses. The building has a corrugated metal roof, a concrete floor and the E wall is of concrete block construction faced in fletton brick with two entrances and unglazed window openings. The building has no significant historic fabric apart from the lower part of the W wall and is of low overall significance.

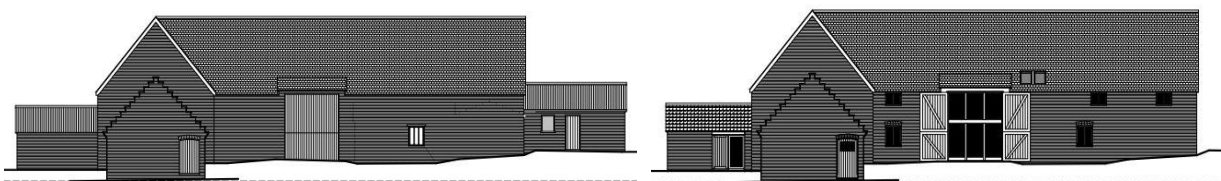


Left: looking NW showing E elevation of milking shed L; Centre: looking N inside milking shed showing W former farmyard wall raised in height in fletton brick; Right: looking S, milking shed on left

Building E, an early 20th century timber loose box attached to the S elevation of the main barn A (attached to the bay immediately E of the main entrance) is shown without a roof covering on the aerial view included in the June 2008 Estate Agents' particulars on page 5. Building F, an early 19th century brick and slate shed, open fronted to the W, attached to the S elevation of the W bay of the barn, is shown on the Agents' photograph on page 5 but both buildings E & F were removed before the site was purchased by the present owners.



Left: looking N, showing main barn A and outline of E range, including building F, which have been removed; Centre: looking N from drive showing W range comprising crow stepped gabled shed D with stable B's gable beyond; Right: looking N up drive towards the farmyard



Left: Existing S elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-03A); Right: Proposed S elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-07)

The S elevation is the principal elevation which is visible approaching Rise Hall and The Mardle via the main drive. The proposal for this elevation respects the agricultural character of the former threshing barn by restoring the double hung ledged and braced doors (the 19th century doors were removed after 2008 and are shown on the Agents' photographs) and glazing the opening with a simple vertical emphasis as advised in Historic England's Guidance on Adapting Traditional Buildings (HEAG158 2017). It is proposed to set the glazing back within the opening to create shadow and reduce potential reflection. Roof lights have been minimised to two conservation type lights which are small in relation to the area of the S roof slope and set low on the roof slope. These will be conservation type set between the rafters or frameless above the rafters. The existing 4 single pane roof lights (inserted between the rafters in the S roof slope of the barn) will be retained.

Window openings in the S elevation have been reduced from those originally approved and they are more random in size and position to avoid a domestic emphasis and minimise intervention in the historic brickwork. No horizontal glazing bars are proposed and the vertical ventilation slits which are a significant feature of the barn, high up in the walls to the E of the entrance bay, are fully exposed where buildings E and F have been removed.

Building D, a mid-19th century addition to the S elevation of the cart horse stable B, has an interesting mock-Gothic crow-stepped gable which contributes to the character of the group of farm buildings. The only change proposed to this elevation is a replacement door which will be simple, vertically planked and part glazed in similar proportions to the existing door.



Left: Existing E elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-03A); Right: Proposed E elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-07)

The removal of buildings E and F has revealed the E elevation of the stable (B) which is of brick construction, contemporaneous with the main barn (A) c.1700. The stable, described in the 1936 sale particulars as a 'cart stable for 7 horses with loft over' underwent alterations in the 19th century including the re-building of the roof but, together with the barn, are the most significant elements of the complex. No additional openings are proposed in the E wall; the two loft loading hatches will be glazed, doors pinned back, and the small window with semi-circular arch head (lighting the chaff house) will be retained in its original form. Simple glazed doors will be inserted in the entrance door and the double doors with their distinctive cross bracing will be pinned back externally. The peg tiled roof will be refurbished and two small conservation type roof light, side by side, will be inserted between or above the rafters, low down at the S end of the roof slope. The single pane existing roof light will be retained.



Left: E elevation of stable (B); Centre: E elevation mid-19th century shed (D) attached to stable; Right: E elevation of barn (A) showing boarded gable and attached early 19th century shed (G)



Left: E elevation of shed G looking NW; Centre: N elevation of shed G looking SW, shed K on right; Right: shed K (20th century) looking SW



Interior of shed G: Left: looking E showing boarded up entrance with pedestrian door; Centre: looking W showing E former exterior wall of barn A with ventilation slits above inserted door; Right: N wall, raised in height with inserted window



Left: interior of shed G looking S showing poor quality brickwork; Centre: looking S showing entrance to 20th century shed K attached to E wall of building J; Right: looking SW showing G, K and J attached to barn A

It is proposed to remove building G, identified in the Building Record as an early 19th century, single storey vehicle shed, from the E elevation of the barn. A small building is

shown here on the 1729 estate map although the footprint appears narrower than the existing and that shown on the 1884, 1904 and 1927 OS 25in maps. The corrugated metal roof is a replacement; the original may have been slate to match the barn. The N wall of shed G has been raised in height; the lower section comprises red brick laid in lime mortar in a rough herringbone type bond and the window opening has been let into the wall at a later date. The floor is earthen and the brickwork of all walls has irregular bonding. The building is of low significance and its removal will fully expose the E elevation of the main barn A and the 3 ventilation slits. The early 19th century lower part of the N wall could be retained to delineate the historic footprint and create a sheltered area for the proposed Unit 2 between the barn and the proposed cart lodge.



Left: Existing S elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-03A); Right: Proposed S elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-07)

It is proposed to retain building J at the E end of the N elevation. This was formerly the 3rd open bay of the early 19th century open fronted livestock shed with slate roof attached to the N elevation of the barn E of the main entrance bay. Building J, which may latterly have been a room for sterilizing dairy equipment, will retain its existing openings in the N wall with a timber framed casement and a plain vertically planked infill with top light.



Left: N elevation of building J; Centre: looking S showing 2 open bays of shelter shed I attached to barn A; Right: interior of shelter shed showing ventilation slits and brick dentil course in N wall of barn

It is proposed to glaze the open side of the shelter shed I with 2 pairs of double doors with fixed panes on either side. As existing, the open front is supported by 2 telegraph poles at either end. The proposed replacement timber posts with eaves braces are in keeping with the former agricultural setting and will ensure structural stability. The exterior face of the N wall of the barn with its interesting hooded ventilation slits and brick dentil course will remain in situ behind the proposed stud and plaster lining in the proposed living room.

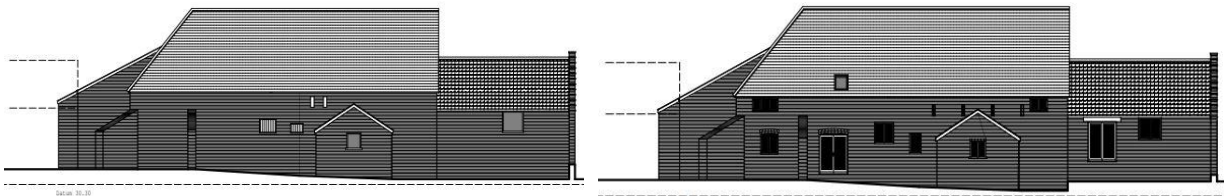
The removal of the early 20th century milking shed will further reveal the N elevation of the barn as it existed in the early 19th century including the brick buttresses, enhancing the view looking S. The doorway from element H, a late 18th/early 19th century addition, will

provide access to the N courtyard and a window is proposed to the W of the doorway. Two pairs of small roof lights and a single one are proposed on the N roof slope of the barn just above the level where the two lean to buildings (I and H) join the main roof.

Three window openings are proposed in the N wall of the barn A in bays 2 and 3 (the bays are numbered on the existing floor plan). These have been positioned between the brick buttresses which the Building Record describes as being *'the most imposing aspect of the building'*. The NW corner of the barn has suffered subsidence with consequent cracks in the brickwork and the buttresses appear to have been added in the 19th/20th century. The proposals will retain the buttresses and repairs will be carried out to consolidate the foundations and brickwork in this area to prevent further damage to the listed building.



Left: buttresses at NW corner of main barn, looking SE; Centre: looking S showing collar house C attached to W elevation of stable B: W elevation of complex, looking E



Left: Existing W elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-03A); Right: Proposed W elevation, scale 1 : 100 @ A1 (Patrick Allen & Associates Architects drawing 4411-07)

The W elevation faces away from the Grade II listed farmhouse, Rise Hall, but contributes to the overall significance of the group of former agricultural buildings and is notable for the brick buttresses. A single small roof light is proposed for the W roof slope, close to the eaves. The proposed design makes use of the existing loading door in the W wall of the former chaff house and a further opening to the S, both of which will be enlarged slightly and glazed. These openings are both in the W wall of the stable (B). The 4 ventilation slits in this wall will be retained and the window in the gable wall of the collar house outshut (C) will be glazed. The proposal to replace the corrugated metal collar house roof with pantiles will have a positive impact on the group of buildings.

Two window openings are proposed at ground and first floor level in the W wall of bay 1 of the barn A. This area has suffered severe settlement (hence the buttresses, the one at the extreme NW corner of the barn being the most recent) and a structural engineer's assessment will be needed to advise on achieving stability. This part of the historic brickwork is damaged and will require rebuilding. The loss of reusable historic fabric resulting from the insertion of the windows will be minimal.



Left: Barn A interior showing settlement cracks in NW corner and changes in brickwork above timber rail where walls were raised in height in the 19th century; Centre: N end of W wall of barn where ground and 1st floor windows are proposed; Right: W wall where glazed double doors are proposed to right of buttress. Loading door to chaff house and smaller opening in stable wall are shown near collar house extension

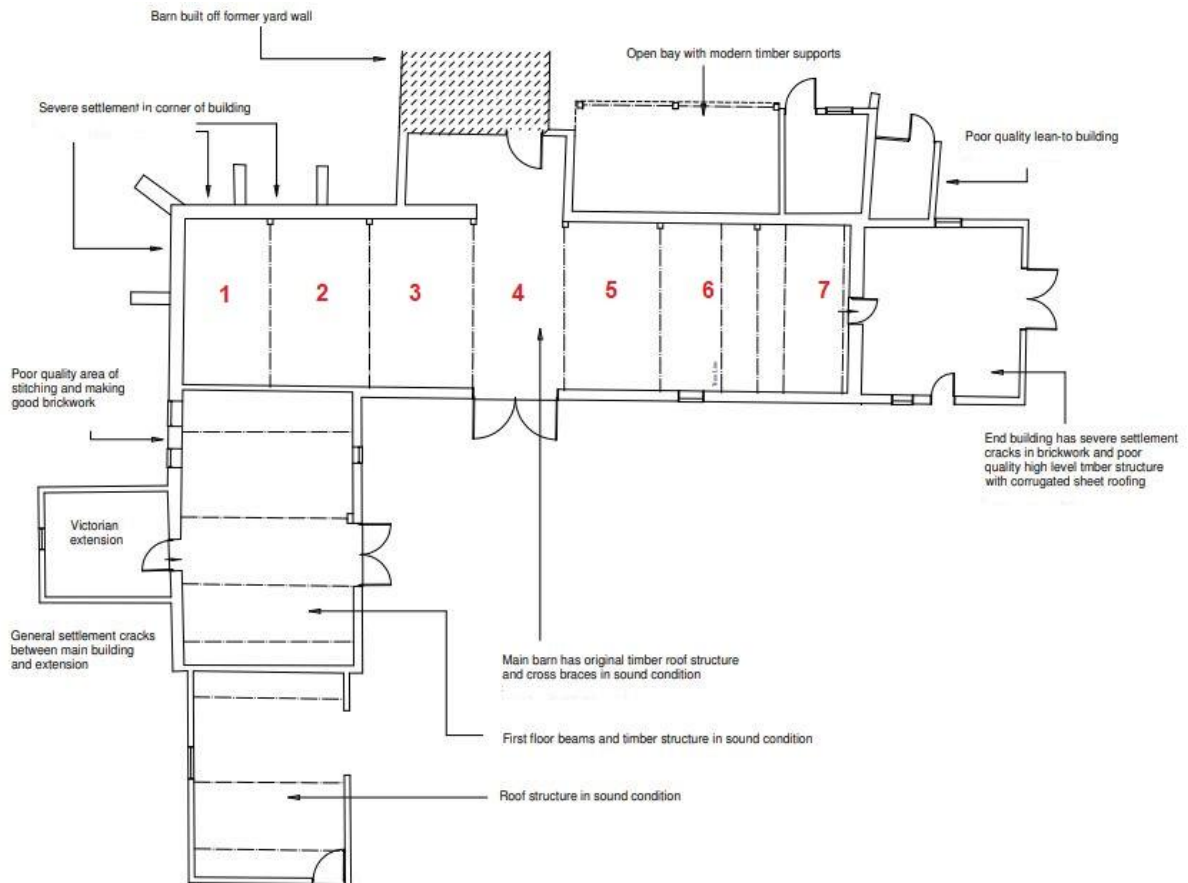
It is proposed to insert a double glazed door in the W wall of the main barn. These will be unobtrusively situated between the S buttress and the collar house extension away from views from the main drive and Rise Hall. Similarly, the glazed double doors and window proposed in the W wall of the mid 19th century shed D will not affect the important view looking N from the Rise Hall drive.

The Impact of the Proposed Internal Alterations

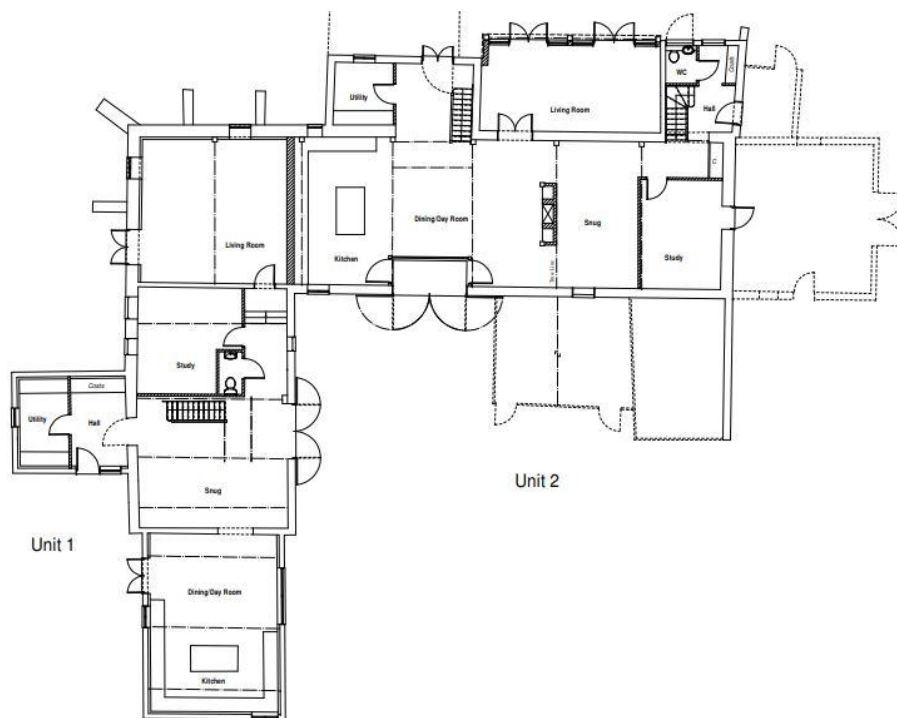
Historic England's Guidance emphasises the importance of maintaining full height volume and avoiding too much sub-division of internal spaces in barns. The design for the previous permission and listed building consent has been altered in line with updated policies and guidance to provide additional full height spaces, a reduction in the number of window openings including the re-use where possible of existing openings. The building fabric, particularly in the barn which is the element of greatest significance within the group, has undergone significant change since c.1700 as detailed in the Building Record. The proposed re-building of the NW corner of the barn will help to conserve and sustain the listed building and ensure viable re-use as a dwelling.

The division of the complex into two separate dwellings (units 1 and 2) respects the bay divisions within the barn and has been designed to avoid overlooking between the two dwellings and make use of the two existing access routes. Unit 1 comprises the mid-19th century shed (D), the former cart stable (B) of c.1700 which had a loft, the attached early 19th century collar house (C) and bays 1 & 2 of the main barn (A). The wall between bays 1 & 2 and the stable is a secondary insertion of the 19th century (see floor plan on page 6) and the insertion of a single doorway at ground floor level and a small window at first floor level to use borrowed light will have minimal impact on the 19th century fabric. It is proposed to insert a brick wall between bays 2 and 3 of the barn to separate units 1 and 2.

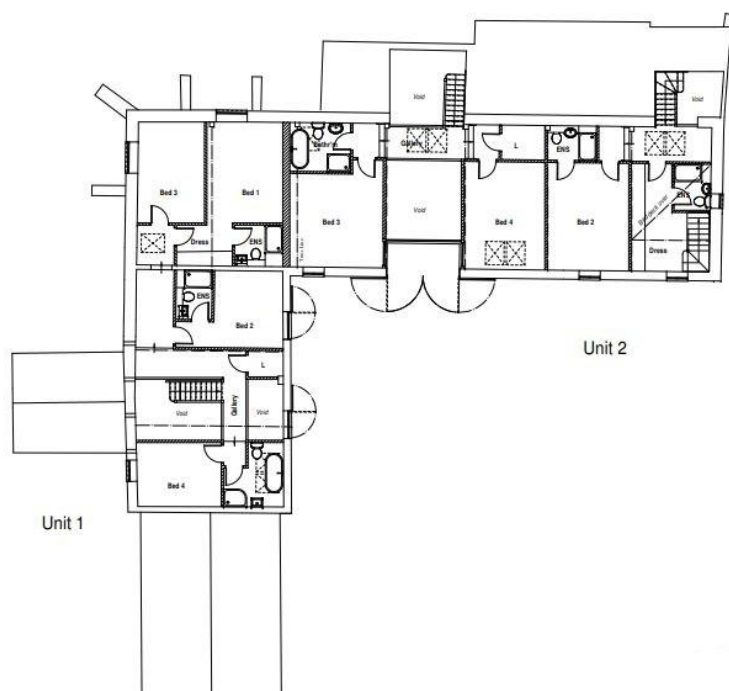
The proposed division of the complex will enable unit 1 to have access to the land to the W of the buildings and unit 2 to have access to land to the N and E. Unit 1 will have access to the E elevation via a pedestrian access on the left hand side of the farmyard entrance. Unit 2 will have pedestrian access via the main barn entrance (S), the doorway in the E elevation of the barn and from the courtyard to the N via the glazed doors in the living room.



Existing Ground Floor Plan with barn bays numbered for reference, scale 1 : 100 @ A1 (Patrick Allen & Associates drawing 4411-03A)



Proposed Ground Floor Plan, scale 1 : 100 @ A1 (Patrick Allen & Associates drawing 4411-05)



Proposed First Floor Plan, scale 1 : 100 @ A1 (Patrick Allen & Associates drawing 4411-05)

There have been several changes to the buildings since conversion works commenced following the 2005 planning and listed building consent and the Building record of 2009. The removal of the E range (buildings E and F) attached to the S elevation of the barn has already been mentioned. Internally, the loft floor (ref. page 20 of the Building Record) in the stable (B) has been removed and boarded partition wall and grain, milling floor and stair have been removed from the E end (bay 7) of the barn (A). The milling floor is shown in the photograph on page 22 of the Building Record.

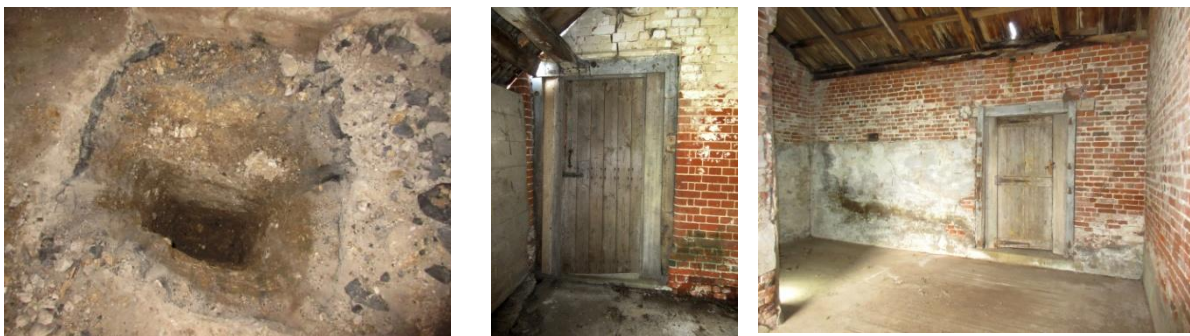


Left: NE corner of stable B, looking upwards showing binding beam and remains of ladder stair to loft on E wall beside loading hatch; Centre: Stable B looking S showing wall where doorway into proposed dining room; Right: N wall of stable showing lime washed area behind ladder where doorway is proposed in re-built 19th century brickwork

In the stable (B) it is proposed to leave the entrance bay open to the roof and insert a staircase to a gallery leading to the 4 first floor bedrooms. The loft formerly covered the entire upper floor apart from in the N bay where the chaff house was situated and a gap at the S end of the loft for loading the hay racks below. The massive cross axial binding beams (re-used, c.16th/17th century) which supported the loft joists will be retained and will be

visible beneath the upper floor which will be inserted where the loft was to provide a bathroom and bedrooms 2 & 4. Although these are re-used timbers, they are an interesting feature signifying that the stable had a hay loft/granary. At ground floor level the only partition walls proposed are for a study in the NW part of the stable. There was originally a chaff house in the N bay of the stable and the main stable area would have been partitioned into stalls for the working horses with a central passage to the collar room. A doorway is proposed E of centre in the S wall of the stable to provide an access to the dining/living room and kitchen which will be situated in building D, the mid-19th century shed. This will result in the loss of small amount of the 18th century brickwork in the S wall where the mangers and hay racks would were situated but these had been removed before October 2009 when the Building Record was completed.

In Unit 2, which encompasses bays 3-7 of the main barn and the attached buildings to the N, the revised plans for the main barn include full height voids in the main entrance bay (numbered 4 on the plan on page 13) and in the late 18th/early 19th century lean to (H) attached to the N elevation. A staircase to a gallery at first floor level giving access to bedroom 3 and the bedrooms in bays 5) is proposed against the E wall of the lean to. The entrance bay would have contained the hand threshing floor but this is unlikely to have survived beneath the *'asphalted and cemented'* barn floor described in the 1936 sale particulars included in the Addendum to the Building Record. Two test holes have been excavated next to the N wall of the barn in bays 2 & 6, which have revealed a layer of asphalt beneath the concrete slab floor. These are unusually substantial foundations for a barn and were probably intended, like the buttresses to counteract settlement. Subject to the structural assessment, the concrete floor will be retained.



Left: test hole in floor of main barn showing layer of asphalt; looking S showing doorway in N wall of barn between milking shed L and lean to extension H; Right: the doorway looking N from bay 4 of the barn

The doorway in the N wall of the lean to extension H will become an external doorway from Unit 2 into the N courtyard as it was before the 20th century milking shed was added. The simple late 19th century plank door is in good condition and should be preserved.

The proposed floor plan (drawing 4411-05) and the proposed elevations (drawing 4411-07) show that the main entrance to the barn will glazed and pinned back doors will be re-instated. The new glazed doors will be set back from the S wall of the barn to create shadow and reduce reflectivity. As existing, the double doors have been removed (there are some remains to the W of the entrance) and their reinstatement will restore significance to the former threshing barn.

The proposals are to leave the ground floor of bays 3 - 6 (proposed dining room, kitchen) open in plan and similarly, on the E side of the central bay, bays 5 & 6 as an open plan snug. The only new ground floor partition walls are in bay 7, where a study is proposed. This bay is where the milling floor was located with a boarded partition wall from floor to roof. The existing doorway in the E wall will become an external door after removal of shed G, leading to a courtyard area and the proposed new 3 bay cart lodge for housing vehicles.

Within the main barn in Unit 2, it is proposed to insert a doorway in the N wall of bay 5 to access the living room in the early 19th century livestock shed which will be glazed on the N (open fronted side). There will be some loss of 18th century brickwork although the lower courses are cement rendered.



Left to Right: main entrance to barn with doors missing; looking towards N wall in bay 5 where it is proposed to insert a door into the living room of Unit 2 at ground floor level; looking E showing doorway into shed G (to be demolished); section of original roof structure to E of entrance bay showing clasped purlin with lower tier of staggered butt purlins

The partition walls proposed at first floor level respect the bay divisions of the barn and it is proposed to create a corridor along the N side to enable separate access to the bedrooms. On the first floor, at the SE corner of the barn, a staircase is proposed, leading to a bed deck. A further doorway is proposed in the N wall of the barn at ground floor level in bay 7. This will lead into a hall with a WC (in building J) and staircase to the first floor.

It is proposed to line out the interior brick walls of the farm buildings with plaster board and a suitable insulation material. Whilst the historic brick walls will remain intact apart from the aforementioned interventions, it may be possible to leave some areas of the brickwork, such as the top part of the N wall to the E of the entrance bay, where the first floor corridor is proposed, exposed to show the ventilation slits since these are interesting features which contribute to the character of the barn. The roof insulation will be placed between the rafters and purlins to avoid raising the roof line. The original clasped purlin and butt purlin roof structure to the E of the entrance bay is a significant feature of the barn and it may be possible to leave this exposed in the first floor rooms.

The Setting

Although the site is only about 1km N of Ipswich, it has retained its rural ambience owing to its location up a private drive, which also gives access to Rise Hall and The Mardle, running N from the single track Thurleston Lane. The buildings are not visible from Thurleston Lane owing to the upward slope of the land and the mature trees surrounding the site. The farmstead is surrounded by rolling countryside with mainly arable fields enclosed by

hedgerows. The nearest listed buildings are the Grade II Rise Hall, approximately 35m to the SE and the Grade II* Church of St Mary, on rising ground approximately 180m to the NE.

There are other remaining disused farm buildings which are part of the Rise Hall farmstead but which are not part of the planning application. These include a brick mid 19th century cattle shed (M) at the N end of the yard to the N of the barn. There is a small brick shed, (probably a feed mixing shed) with a Roman pantile roof, attached to the W elevation of building M with an interconnecting door. On the E side of the N yard is a timber and pantile open sided mid 19th century livestock shelter (N). These 3 buildings are of moderate significance as elements of the 19th century farmstead. To the W of the farm buildings is a mid 20th century steel framed Dutch barn with a curved corrugated metal roof, some sections of which are missing. This is of no architectural significance. Further to the E of the group is a small open sided building, probably late 20th century but not examined, at the NE corner of the site, and a larger group of pole barns with corrugated metal roofs (probably 20th century but not examined). These buildings and their setting are shown in the Agents' aerial photograph below.



June 2008 Oblique aerial photograph looking NE, Akenham Church visible in the trees top right

In keeping with Historic England's advice and Policies HB09 and H15, relating to the preservation of rural character, no formal landscaping is proposed apart from a low brick wall to the S of the main barn delineating the boundary of Unit 2. The existing accesses will be used for the 2 proposed dwellings as described on page 2 and no additional exterior lighting is proposed. There will be no appreciable increase in vehicle movements which will

have reduced from when the site was a working farm. The change in use to two dwellings will not affect the tranquility of the setting and no trees will be removed from the site.

Conclusion

The Rise Hall farm buildings have not been in use as part of a working farmstead for some years and the fabric has deteriorated. Putting the designated heritage asset back into sustainable viable use consistent with its conservation will enhance its significance in line with NPPF 2021 paragraph 197a. The assessment of significance in the 2009 Building Record concludes *'The barn complex is undoubtedly picturesque, given the remarkable juxtaposition of its various roofing materials, roof lines and phases of brickwork, and is of local importance to the long history of the site, but has been too heavily altered to meet the strict English Heritage criteria in its own right.'* The buildings were in fact spot listed at Grade II in 2003 although only recently added to Historic England's official list.

The revised proposals have been carefully considered to reduce the number of new openings in the historic brickwork and full height volume is maintained in the threshing bay and the entrance bay of the stable. The barn and stable have undergone considerable change when they were extensively rebuilt and extended in the mid-19th century. The proposal retains the existing layout of the buildings and, to a large extent, their external appearance, apart from the loss of the former milking shed and the shed attached to the E elevation of the barn, both of which are of low significance and make very little contribution to the overall significance of the group. Traditional matching materials will be used for repairs to the fabric and the internal partition walls, linings and insulation will be independent of the historic fabric following the Historic England best practice guidelines for adaptive re-use.

The proposal complies with NPPF 2021 paragraphs 194 and 195 and the Listed Buildings Act 1990 and will result in a very low level of less than substantial harm to the significance of the designated heritage asset.

Jane Blanchflower

August 2023



01.08.23 Left: The barn, looking N, showing outline of removed E range; Right: Looking NE showing stable with attached collar house (left) and mid-19th century shed (right)