

Heritage statement in support of application for listed building consent for construction of a Cart Lodge at:

Ufford Hall
Laxfield Road
Fressingfield
Woodbridge
Suffolk
IP21 5TA

1. INTRODUCTION

This Statement has been produced to support a Listed Building Consent Application at Ufford Hall.

For the following works:

Addition of timber cart lodge north of Ufford Hall.

Proposed drawings as submitted in application;

-3041_A/050
-3041_100
-3041_101
-3041_200

2. PLANNING POLICY AND LEGISLATION

The proposals have been developed and considered against the information and recommendations contained in the following legislation.

National Planning Policy Framework (NPPF) July 2021 National Planning Practice Guidance (NPPG), November 2016.

Historic Environment Good Practice Advice in Planning, Historic England, March 2015: - Planning Note 1: The Historic Environment in Local Plans.

Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment - Planning Note 3: The Setting of Heritage Assets.

BS7913:1998 Guide to the Principles of the Conservation of Historic Buildings. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008.

Principles of Selection for Listed Buildings, DDCMS (November 2018). Understanding Historic Buildings, Historic England 2016.

Statements of Significance The view from Historic England, Andrew Brown, The Building Conservation Directory 2016.

3. LIST DESCRIPTION AND HISTORIC INFORMATION

FRESSINGFIELD LAXFIELD ROAD TM 27 SE 8/34 - Ufford Hall 29.7.55 -- II*

Manor farmhouse. Late C16 with probably C15 core. Timber framed and plastered with a plaintiled roof. 2 storeys and attics. A main range with flanking short cross-wings; the parlour wing projects further to the north where attached to it is the stair wing. Many mullioned and mullion and transom windows with cavetto moulding, a mixture of originals and good reproduction work of early C20 date; diamond-leaded glass. Some C18 casement windows. To the north a C20 doorway with arched head and plank entrance door. Adjacent, over an earlier position of the doorway, a spread eagle or phoenix in plaster, probably of C20 date. Massive square axial stack between hall and parlour wing. Against the south wall of the hall range a C17 external stack with tall shaft. The hall range incorporates a medieval core which has been raised about 1.3m. Inserted cross-beamed ceiling with ornate stop-chamfers to the joists and cornice. The parlour has a cross-beamed ceiling with Ovolo moulding, stylised Fleur-de-lys stops and panelled soffits; the parlour chamber and 2 hall chambers have similar ceilings. Much good exposed studding. Fine late C16 dog-leg stair with turned balusters and newel posts with ball finials. Back-to-back stuccoed fireplaces on both floors. Archbishop Sancroft (1617-1693) was born here and lived here from 1690 until his death. Remains of medieval moat. Sandon, Suffolk Houses, 1977, pp.175-7.

Listing NGR: TM2727574605

FRESSINGFIELD LAXFIELD ROAD TM 27 SE 8/35 Barn 30m north east of - Ufford Hall -- II

Barn. Late C16 with C17 addition. Timber framed and weatherboarded with corrugated asbestos roof. 9 bays: the 2 southern bays are a later addition. The frame is substantially complete: mostly full-height studs, some sections with a middle rail. Floors have been inserted in the 2 bays at each end. Arch-braced open trusses. The roof over the original section has clasped butt purlins, together with cranked queen-struts. The porch over the cart entrance has been rebuilt in lean-to form.

Listing NGR: TM2728774644

4. LOCATION & STATUTORY SITES

This is a large detached property, on a large plot of land along with a barn, stables, and grass and moat areas.

5. THE BUILDING

The main building, Ufford Hall, and the Barn, remain as described in the listings, with their original layouts.

6. SIGNIFICANCE

As recommended in the NPPF (July 2021 - para numbers indicated)

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The primary significance of the property at Ufford Hall is in its internal and external form, as well as the remains of medieval moat.

7. PROPOSALS

The proposed works; addition of timber cart lodge north of Ufford Hall to be constructed on a pre-existing concrete slab.

The works are also described in the drawings in Appendix A.

8. IMPACT

The proposed works outlined in this initial application will have minimal impact on the appearance or setting of the listed buildings, the external changes do not alter any facade of the properties. The lodge will be a separate building, situated on another part of the boundary site, north of Ufford Hall, adjacent to an existing stable building similar in appearance to the proposed cart lodge. The proposed materials are also as utilised on the stable building. refer to Appendix B (Panoramic photograph)

9. NPPF CONSIDERATIONS & PLANNING POLICY

The National Planning Policy Framework (NPPF) sets out the Government's planning and heritage policy vision for the whole country. The NPPF must be taken into account by Local Authorities in the preparation of their local and neighbourhood plans, and is a material consideration in planning decisions.

When considered in the light of paras 194,199 and 200 of the NPPF the following is clear.

The level of detail required to describe the proposal is low (in proportion to the assets importance). The buildings heritage value is not negatively impacted by the proposal and the overall impact of the proposal on the significance and overall value of the asset will be minimal.

Whilst the proposal will not provide any public benefit. It will benefit the current owners in facilitating more efficient use within the property and improve the sustainability and efficiency of the property in a manner more appropriate to its current use.

The proposal will have minimal effect on the heritage value of the local area and the special local interest of the building and therefore is considered to preserve the fundamental character and appearance of the area.

10. CONCLUSION

The significance of the property lies primarily in its internal and external appearance and the remains of medieval moat. The proposal will have no impact on the aesthetic value of Ufford Hall and the surrounding areas and will not detrimentally effect the building's architectural and historic interest. It will also improve the building's overall functionality, providing expanded use of the site, consistent with the achievement of an optimum viable use.

It is concluded the proposed works accord with national and local planning policies and wider conservation and heritage principles and should, therefore, be favourably received by Local Planning Authority.

Beanland Associates Architects
Sept 2023

Appendix. A

Drawings as submitted to LPA.

PROPOSED PLAN

BLOCK PLAN 1:200

Existing concrete slab

Paddock

Wild grass meadow

Proposed Cart Lodge

Stable

Moat

Ufford Hall

<p>Beanland Associates Architects Limited Unit 4, Observation Court 84 Princes Street, Ipswich, IP1 1RY T: 01473 226138 F: 01473 760138 admin@beanland.org.uk www.beanland.org.uk</p>	Project Title: UFFORD HALL	Project ID: 3041	<p>ARB Architects Registration Board</p> <p>RIBA </p> <p>Chartered Practice</p>	<p>Unless otherwise agreed, this drawing is © Beanland Associates Architects Limited For 'For Construction' Status drawings, do not scale from this drawing, work to figured dimensions</p>	
	Client: MR T NIBLOCK	Scale: 1:50 & 1:200 @ A3			Drawing No: 314
	Sheet Title: PLAN AND BLOCK PLAN	Checked By: SB			Issue Date: 30/08/23
	Drawing status: PLANNING	Plot Date: xx/xx/xx			
					Drawing No: 3041_100

FRONT ELEVATION

REAR ELEVATION

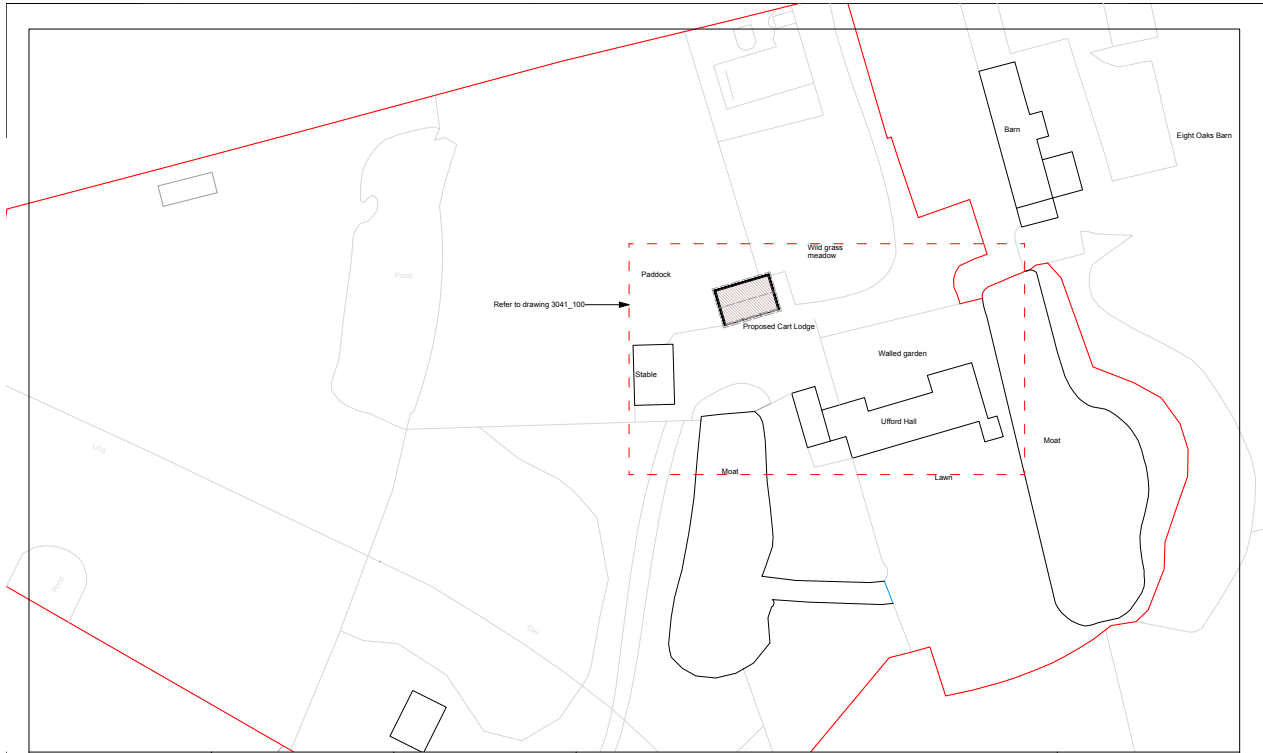
SIDE ELEVATION A

SIDE ELEVATION B

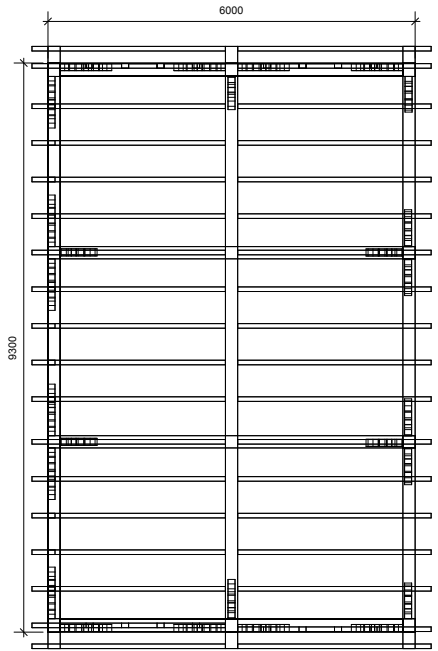
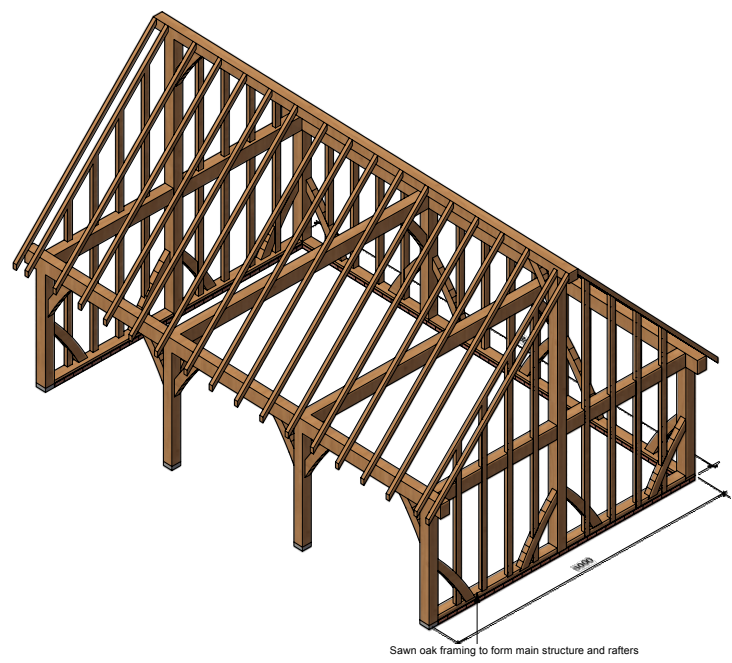
Steel rainwater system

Weatherboard cladding

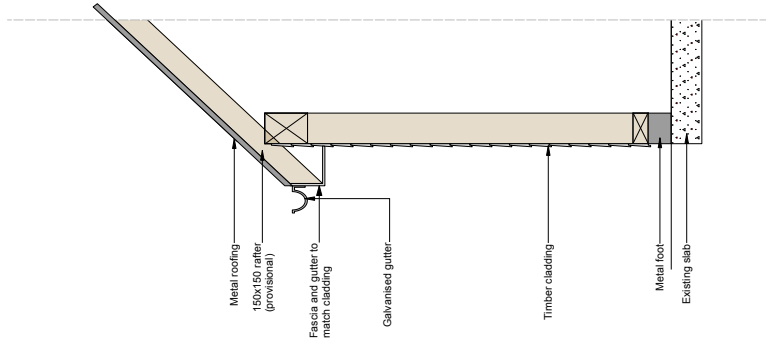
<p>Beanland Associates Architects Limited Unit 4, Observation Court 84 Princes Street, Ipswich, IP1 1RY T: 01473 226138 F: 01473 760138 admin@beanland.org.uk www.beanland.org.uk</p>	Project Title: UFFORD HALL	Project ID: 3041	<p>ARB Architects Registration Board</p> <p>RIBA </p> <p>Chartered Practice</p>	<p>Unless otherwise agreed, this drawing is © Beanland Associates Architects Limited For 'For Construction' Status drawings, do not scale from this drawing, work to figured dimensions</p>	
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	Drawing status: PLANNING	Plot Date: xx/xx/xx			
					Drawing No: 3041_200



<p>Unit 4, Observation Court 84 Prince Street, Ipswich, IP1 1BY</p> <p>T: 01473 226138 F: 01473 760138 admin@beanland.org.uk www.beanland.org.uk</p>	Project Title: Ufford Hall	Project ID: 3041	<p>RIBA Chartered Practice</p>	<p>Unless otherwise agreed, this drawing is © Beanland Associates Architects Limited. For 'For Construction' Status drawings, do not scale from this drawing, work to figured dimensions.</p> <p>Drawing No: 3041_A/050</p>
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Sheet Title: Site Location Plan	Checked By: SB	Issue Date: xx/xx/xx	Drawing status: PLANNING	
	Plot Date: xx/xx/xx			



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Sheet Title: AXONOMETRIC STRUCTURE	Checked By: SB	Issue Date: 30/08/23	Drawing status: PLANNING	
	Plot Date: xx/xx/xx			




Beanland Associates Architects Limited
 Unit 4, T: 01473 226138
 Observation Court, F: 01473 760138
 84 Princes Street, admin@beanland.org.uk
 Ipswich, IP1 1RY www.beanland.org.uk

Project Title: UFFORD HALL
 Client: MR T NIBLOCK
 Sheet Title: SCHEMATIC SECTION

Project ID: 3041
 Scale: 1:20 @ A3
 Drawn By: TH
 Checked By: SB
 Issue Date: 01/09/23
 Plot Date: xx/xx/xx
 Drawing status: **PLANNING**


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 Drawing No: **3041_300**

Appendix B. Panoramic photograph.

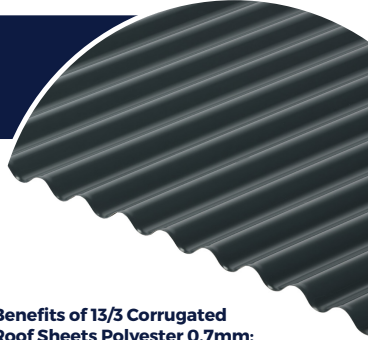


Appendix. B Panoramic photograph

Appendix C. Roofing details.

CLADCO
ROOFING

CORRUGATED 13/3 Polyester



Our steel corrugated roof sheets give the look of a traditional 13/3 'corrugated iron' profile and have 13 corrugations of 3 inch/76mm round, with a width coverage of 990mm when installed. Polyester paint coat on top of the galvanised steel.

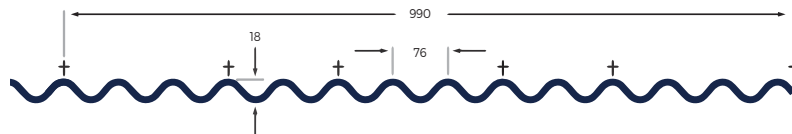
Uses for 13/3 Corrugated Roof Sheets Polyester 0.7mm:

Mainly used as roofing and cladding on industrial, domestic, commercial and agricultural buildings, this single skin 13/3 corrugated roof sheets can be used to over clad an existing roof, part of an insulated build-up system or purely as single skin. Construction using this type of 13/3 corrugated roof sheets can be safely undertaken down to a 10-degree pitch.

Benefits of 13/3 Corrugated Roof Sheets Polyester 0.7mm:

They are also independently tested to current CE EN 14782 requirements.

SPECIFICATIONS	
Applications	Wall or Roof (Vertical or Horizontal)
External Finish	Polyester paint
Internal Finish	Grey Polyester
External Face	Corrugated 13/3 profile (13 profiles of 3 inches when lapped), 18mm profile height, 76mm pitch
Standard Width	990mm when lapped
Max Length	7m
Minimum Pitch	10 degrees
Gauge Thickness	0.7mm
Weight	5.9kg/m ²



PLEASE NOTE - Extra care should always be taken when handling metal sheets and flashings we advise using the correct type of Glove when handling or moving metal sheets and flashings.



01837 659901 info@cladco.co.uk
www.cladco.co.uk

Beardown Road, Exeter Road Industrial Estate, Okehampton EX20 1UA