

Heritage Statement

Barn at The Old Rectory
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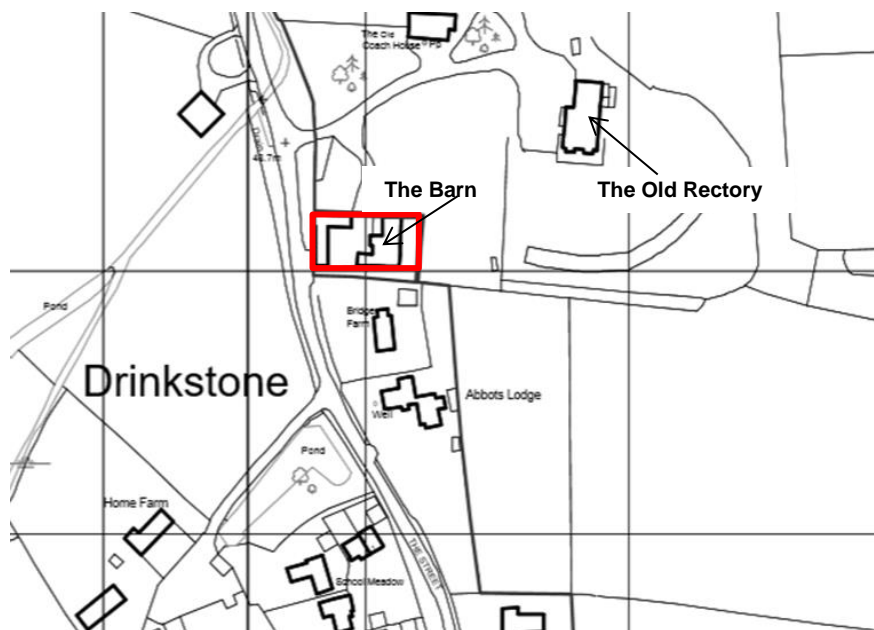
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(Photographs taken by the author on the 11th October 2022 unless otherwise stated).

1.0 Introduction

- 1.1 This Heritage Statement has been written to support an application for planning permission to convert the barn at The Old Rectory, Drinkstone to provide a home office and studio, ancillary to the main house. The National Planning Policy Framework 2021 (NPPF) requires an applicant to describe the significance of any heritage assets affected by the proposal, 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 (paragraph 194).
- 1.2 A Heritage Assessment was prepared by the author to inform the pre-application process. Parts of the Assessment are incorporated within this Statement which provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact of the proposed works on the significance of the heritage asset is then described and considered.



The Barn

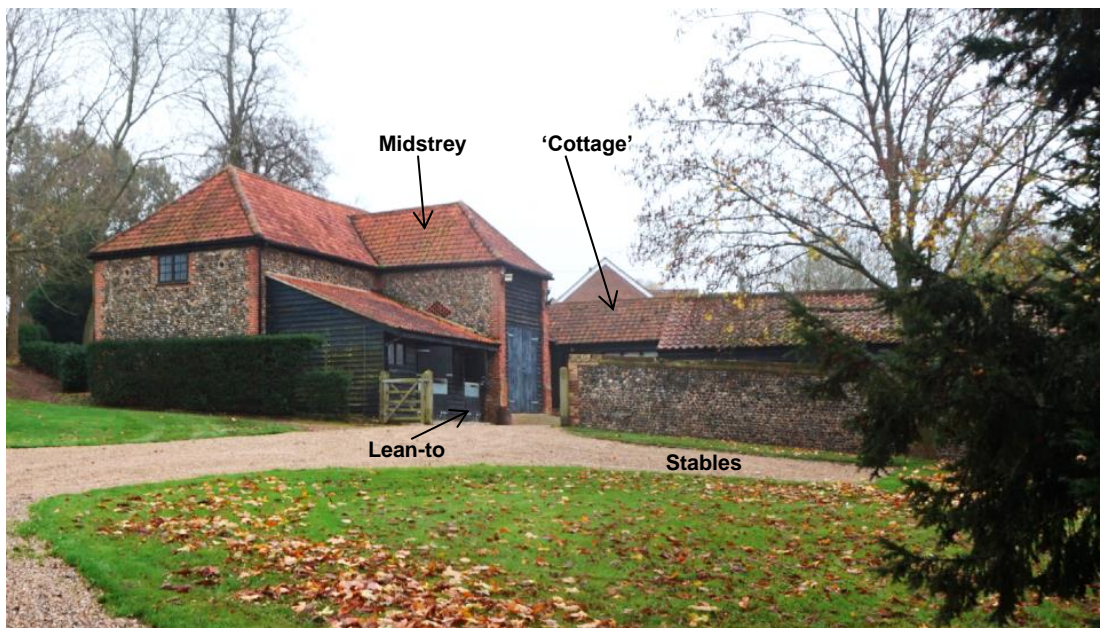
2.0 Heritage Assets: Setting & Significance

2.1 The Old Rectory was first listed, grade II* on the 15th November 1954 (list no. 1032622). The list description reads as follows:

Former rectory. Circa 1760 for Rev. Richard Moseley. Red brick with rusticated quoins and eaves cornice with modillions. Hipped slated roofs with internal chimneys of red brick. 2 storeys. 5-window main range; 3-window service range to left, lower and set-back. Small-pane sashes with flat arches of gauged brick; a Venetian window over the entrance lights the staircase hall. Prominent entrance doorway, approached by a flight of 5 steps; a pair of entrance doors with 3 fielded panels, an oblong fanlight with intersecting bars. Panelled pilasters, segmental pediment on massive enriched console brackets. Interior: 3 reception rooms have full-height panelling with large panels, and good fireplaces. Two rooms at 1st storey also fully panelled. Staircase with closely-spaced slender turned balusters, wreathed handrails and console brackets beneath each tread.



2.2 There are a number of outbuildings associated with The Old Rectory, including a walled garden which is being restored, a coach house, sited to the north-west and a barn located to the south-west. It is proposed to make use of this latter building as an office and studio for the owners of the property. It forms a part of a small group of buildings around a yard, which had once been part of Bridge Farm and does not form a part of the historic curtilage of The Old Rectory. It is not a listed building, but forms an important component of the setting of the listed Old Rectory.



- 2.3 The barn occupies the east side of the yard with single storey buildings and stables on the north and west. The barn is built of coursed flint fieldstones with red brick detailing, diamond-shaped ventilation holes and a red pantile roof. It is a five bay building with a central midstrey facing the yard and the two southern bays have been converted for residential use and a single storey extension has been added to it on the south-west to create a 'cottage'. An earlier lean-to structure, clad in weatherboard, has been added to the north side of the midstrey and provides two stables.
- 2.4 Currently the barn is used for storage but stables have been inserted within two of the bays on the ground floor and a timber floor has been inserted, supported off independent timber walls.
- 2.5 The Old Rectory was built around 1760 as a residence of some style for the Reverend Richard Moseley. He seems to have acquired a portion of glebe to build the house in 1756¹ and it did not form a part of the living. It is shown on Hodkinson's map of 1777. Revd. Moseley was the lord of the manor and patron of the church, though not the largest landowner.
- 2.6 The 1838 tithe map shows the extent of the glebe, which was around 90 acres. It included the grounds around the house including surrounding fields, but not the house itself. The tithe apportionment records that it was then owned by the Reverend Edgar Rust but occupied by Henry Franklyn. Plots 110 and 111 are described as 'Parsonage House Meadow Outbuildings Garden Shrubberies Orchard'. This appears to be the extent of the historic curtilage of the parsonage and the map shows associated outbuildings to the north of the house with a walled garden and service yard.



Tithe Map 1838

- 2.7 The barn which is the subject of this application lies to the south-and shown (rather indistinctly) forming a part of plot 128, described as 'House Outbuildings and Garden.' It was owned by Revd. Rust and formed a part of the wider glebe.

¹ NRO DN/GLE 2/27

- 2.8 The 1883 survey shows the barn more clearly, denoted as 'Tithe Barn' affirming its glebe status. Later editions into the twentieth century show a similar arrangement and notation.
- 2.9 It was not until the late twentieth century that the barn was acquired to become a part of the current Old Rectory grounds.



Significance & Setting

- 2.10 The Old Rectory is a grade II* listed building of more than special interest; only 5.8% of listed buildings are Grade II*. It is of high significance.
- 2.11 The National Planning Policy Framework defines 'significance' as, "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".²
- 2.12 The setting of The Old Rectory within its grounds of around 20 acres is not only important visually, but has historical significance. The Tithe Map of 1838 shows the historic setting and the grounds of the Old Rectory which are recognisable today. White's Directory of 1855 explains that Revd. Moseley "built here a large and handsome house for his residence, and it is now called the Rectory House, and occupied by the present incumbent, but it does not belong to the living"³.
- 2.13 The Barn, which lies outside the historic curtilage, is not a listed building but is clearly a building of local interest and consequently can be considered as a non-designated heritage asset in its own right. It is a striking building which has in recent years been incorporated into the Old Rectory grounds and is clearly visible from the front lawn.



² NPPF 2021 Glossary

³ White's Directory 1855 p.486

- 2.14 The Department of Communities & Local Government's Planning Practice Guidance (PPG) March 2014 states that

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.' It goes on to say that 'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

- 2.15 The setting of the Old Rectory is experienced as a large country house set within just under 20 acres of grounds and with additional outbuildings and enclosures, including the walled garden, the coachhouse, the cottage, the stables and the barn. The setting has evolved over time with buildings being converted to new uses and, more recently the establishment of a conservation lake. Yet the property can still be understood as intended in the eighteenth century and its setting forms an important component of its significance.

- 2.16 The barn, despite alteration to create The Cottage retains much of its character which contributes to the wider setting. It can still be appreciated and understood as large flint former threshing barn.



The Cottage



3.0 Proposed Works & Heritage Impact Assessment

3.1 The proposal together with additional works to and around the Old Rectory were the subject of a pre-application submission. With regard to the proposed conversion of the Barn, the response, dated the 26th January 2023 was broadly favourable (ref. DC/22/04417), the Heritage Officer concluding that:

The proposal is largely satisfactory, although the rows of rooflights seem to give a rather residential and visually busy effect. I would recommend considering whether areas of patent glazing might relate better to the scale of the building, as well as to its original semi-industrial function.

3.2 The proposal takes account of this advice and proposed roof glazing has been amended accordingly.

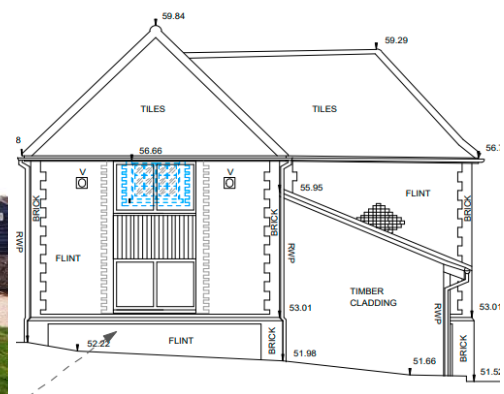
3.3 The barn is to be converted to form a home office and studio on two floors with the midstreys left open to the roof but with a small mezzanine. A new insulated floor slab and independent walls and ceiling with the floor over will be added within the existing fabric. The existing timber roof will be repaired in accordance with the structural engineers report and walls and structural opening retained.

3.4 The weatherboarded stables lean-to is to remain and re-clad in vertical boarding to match the stables and cottage within the yard. The main alteration to the west elevation is the glazing of the midstreys doors and on the east side the opposite door will be similarly glazed as will the pitching door above it.

3.5 The modern stair within the midstreys will be replaced with a WC below and the midstreys will only have a small projecting mezzanine floor at first floor level so that the full height of the original building can be read in the entrance and new large doors will facilitate the use of the space as a studio. The ventilation provided within the diamond brickwork detail will be retained with sliding panels proposed behind them to aid natural ventilation

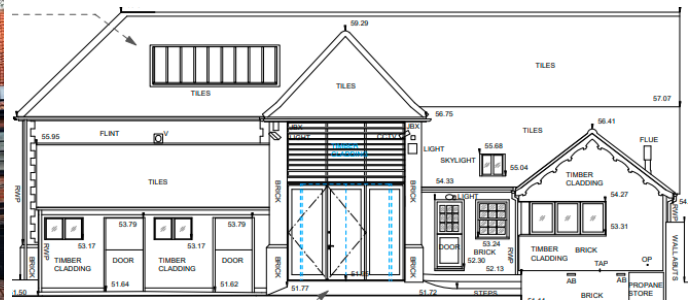


North elevation





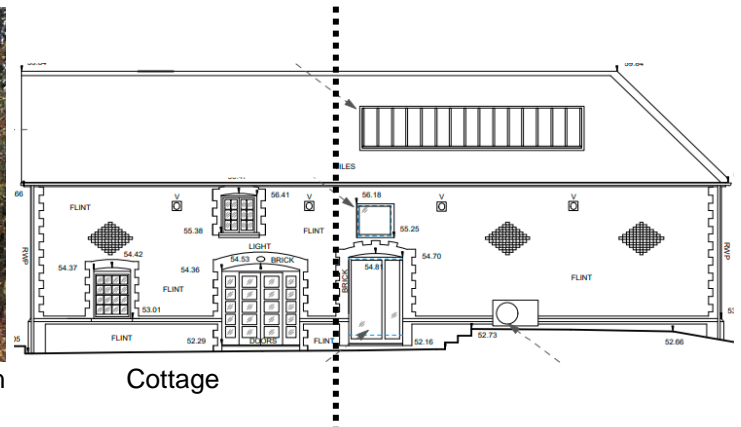
West elevation



Existing cottage



East elevation



Cottage

Heritage Impact Assessment

- 3.6 The proposed works to create a home office and studio in the barn, ancillary to The Old Rectory, will provide a viable use for this underused storage building. Historic England's *Good Practice Note 2* states that

“Some buildings and structures are deemed designated as listed buildings by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1 July 1948. Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (i.e. the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance”⁴.

- 3.7 This building is of significance in its contribution to the setting of the Old Rectory and its close association to the working of the glebe. It has been considerably altered to create the ‘cottage’ but it still makes important historical and visual contributions to the significance and setting of the listed building. The proposed alterations still retain the overall appearance and are not harmful to the setting.

⁴ Historic England *Good Practice Advice in Planning: 2* (2015) para.15

4.0 Conclusion

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (section 66.1).
- 4.2 The National Planning Policy Framework (2021) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or by development in their setting. Paragraph 206 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
- 4.3 Paragraph 194 of the NPPF requires an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 197 requires local planning authorities, in determining applications to take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.
- 4.4 Paragraph 200 states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’ and paragraph 193 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation. It goes on to advise that significance can be harmed or lost through the alteration or destruction of those assets.
- 4.5 The question is whether the proposal causes harm to the significance of the heritage asset or its setting. The barn has structural problems with widespread cracking in the walls and evidence of ‘roof spread’, outlined in the accompanying structural engineer’s report by J.P. Chick & partners Ltd. The proposed use will enable the building’s proper repair with limited alteration and if any harm is perceived, it is of a very low level. The proposed alterations are designed to avoid conflict with the appreciation of the building and the wider setting.
- 4.6 The proposed works have been developed with the intention of avoiding harm to the significance and setting of The Old Rectory and the proposed use of the barn as a home office and studio ancillary to the main house, is achieved without harm to its value as a non-designated heritage asset. But if a low level of harm is perceived, the public benefits which accrue, by providing it with a viable use consistent with its conservation, outweigh the level of harm caused (paragraph 202).
- 4.7 The proposal is wholly within the spirit of national planning guidance and local planning policies which seek to protect the historic environment.

Bibliography

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