

DESIGN & ACCESS
- and -
HERITAGE STATEMENTS
- for -
STEWARD HOUSE, CROSS GREEN
COCKFIELD, BURY ST. EDMUNDS
SUFFOLK, IP30 0LG

(1) INTRODUCTION

This Statement has been prepared as part of a Planning and Listed Building Application to Babergh District Council to consider proposals as set out on the attached Proposed Design Drawing No. BD/265/23.

Steward House is situated within the centre of Cross Green located behind the frontage development to the north-east side of the A1141 Cockfield/Lavenham Road to the south-east side of The Green to the rear of Hope House, forming part of a group of 6 no. buildings comprising historic 17th & 18th Century cottages and more recently converted/constructed detached Barn conversions off a shared vehicular access (except Hope House). The arrangement of these are shown on the aerial photograph below:-



1 = Steward House

2 = Hope House

3 = The Lodge

Cross Green forms one of eight 'greens' (outlying hamlets) which collectively make up the large village of Cockfield which had a population of about 868 residents in the 2011 census. Cross Green is located between the A134 Sudbury to Bury St. Edmunds road to the south-east side at 750m from the main road and about 7 miles south-east from the large medieval and historic market town of Bury St. Edmunds and 5 miles north-east from the large medieval historic village of Lavenham.



Hope House

Steward House



The property as shown in the two photographs above, comprises the right-hand portion (south-east side) of what is now a pair of semi-detached houses which originally formed part of the adjacent Hope House. Steward House was originally constructed in the early 19th Century of solid brick and flint walls (probably originally about 325mm in overall thickness) under a mansard pitched roof which is now covered with clay single roll pantiles to the shallower top pitched roof and clay plain tiles to the steeper front and rear lower pitched roofs. It is understood that both Hope House and Steward House were in the same family for about 75 years and previously used as a boys school. We understand that Steward House was mostly re-built with the new roof in the 1970's and sub-divided from Hope House between 2016-2018 when further works were carried out to strengthen and re-cover the roofs and carry out internal refurbishment works.

The Proposals are shown on the attached Drawing No. BD/265/23 and comprise the following:-

1. Minor internal alterations to the House to form a larger Utility Room.
2. Erection of a proposed Greenhouse.

(2) WHAT HERITAGE ASSETS & SETTINGS WILL BE AFFECTED BY THE PROPOSAL?

Hope House is Listed Grade II and was first Listed on 15th August 1969 and the Listing was subject to a minor amendment on 6th September 2016, possibly to reflect that the attached Steward House was sub-divided off into a separate dwelling. The Listing Description for Hope House describes the property as *"A C17-C18 timber-framed and plastered building with a tiled roof. Built on an L-shaped plan with wings extending to the south-east and south-west. Two storeys. Casement windows (some old C18). A 6-panel door on the north-west front has a wood doorcase with fluted pilasters frieze and pediment."*

The external proposals for Steward House will not be visible to Hope House as the site for the proposed Greenhouse will be screened by the existing boundary walls and the south-east gable wall to Steward House. The internal proposals for Steward House will not be visible to Hope House.

The proposals will, therefore, not have any impact on the Heritage Asset or its setting.

(3) WHAT IS THE SIGNIFICANCE OF THE ASSETS & SETTINGS AFFECTED?

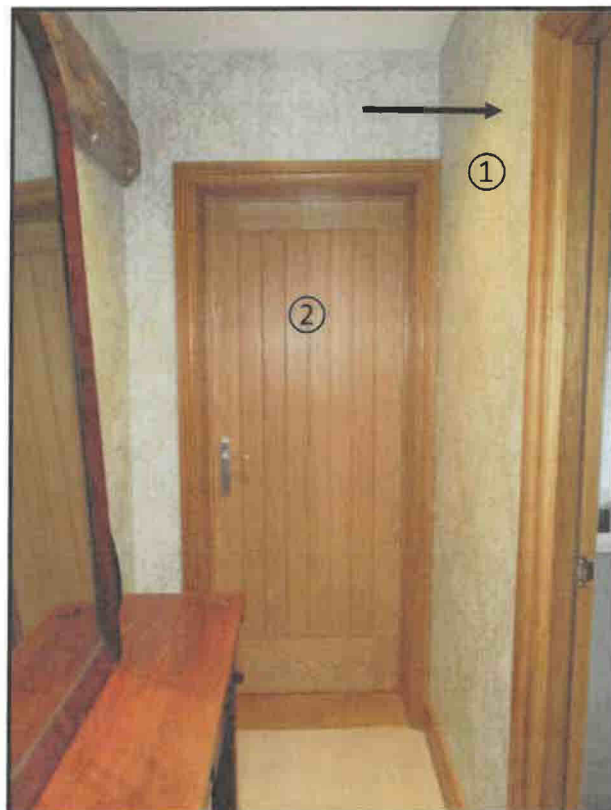
As noted above, Hope Cottage is now a separate dwelling from Steward House and will be unaffected by the proposals for Steward House.

The significance of this Historic Asset can and will continue to be appreciated in its current setting following all the Proposals.

(4) HOW HAS THE SCHEME TAKEN ACCOUNT OF THE LEVEL AND NATURE OF THE SIGNIFICANCE OF HERITAGE ASSETS & THEIR SETTING?

The Proposals as described at Paragraph (1) above have considered the level and nature of the Heritage Asset and its setting as follows:-

1. Alterations to form larger Utility Room – removal of C20th modern timber frame and plasterboard partition ① and removal of C20th modern door and enclosure of door opening within the existing C20th modern timber frame and plasterboard partition with matching materials ②.



2. Proposed Greenhouse

The attached Drawing No. BD/265/23 shows the proposed location of the Greenhouse which is to be formed from an aluminium frame with powder-coated forest green coloured finish. The Greenhouse is to be located at the corner of the site adjacent to a modern 1.8m height 225mm red brick boundary wall to the south-east and part of the flank wall to the north-west side single storey projection to The Lodge which comprises a modern barn conversion.

Proposed Site



Proposed Site

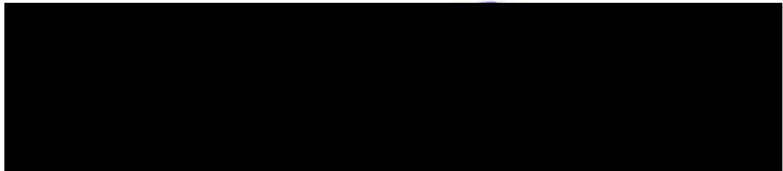


(5) WHAT WILL BE THE IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE OF THE HERITAGE ASSETS AND SETTINGS AFFECTED?

The objective of the design has been to ensure that the scale, form and materials are appropriate in relation to the Heritage Asset, whilst improving the living space for the occupants of Steward House.

As noted above, the proposals will have no impact on the Listed property Hope House or the unlisted barn conversion known as The Lodge.

In my opinion, the significance of the Heritage Asset and its setting would not be significantly impacted or harmed by any of these Proposals.



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