

Brome Cottage

Eye Road
Brome
Suffolk IP23 8AL

Architectural Management

Architecture and Heritage Consultants

DESIGN AND HERITAGE STATEMENT
FOR
A NEW PORCH



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1.0 Introduction and Purpose

This Design and Heritage Statement is produced to accompany a Planning and Listed Building Consent Application for a new porch at Brome Cottage.

The site address is Brome Cottage, Eye Road, Brome, Suffolk IP23 8AL.

The subject of this Heritage Statement is to consider the significance of the site and the impact of the proposal upon the setting of the listed building.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by Mr & Mrs Abbott and is to be read in conjunction with the architectural proposals by Architectural Management Ltd.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed archaeological research into the development of the site has been undertaken. The specific aim of this report is to assess the effect of the scheme upon the fabric and the setting of the heritage assets.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23rd April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

2.0 Preamble

The NPPF Paragraph 194 states that... *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.*

The proposals for this scheme include changes to the setting of a listed building.

With regard to Paragraph 194 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

3.0 Location



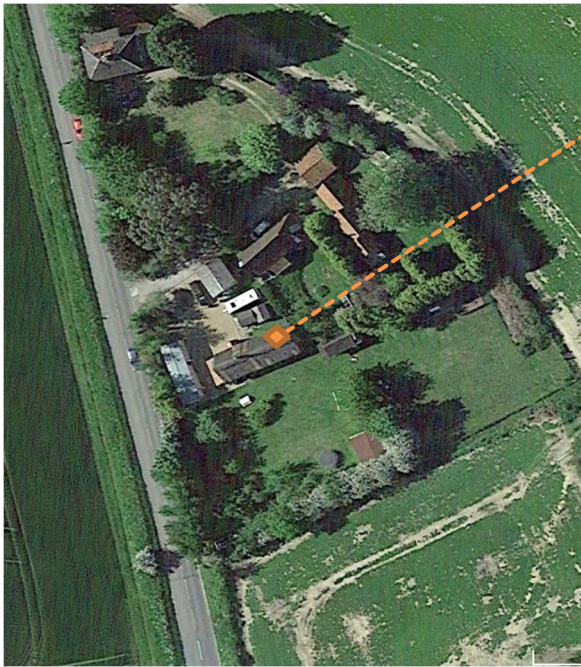
The national location of Brome in Suffolk is shown left.

The site is located about 1½ miles to the north of Eye in Suffolk. The site (red circle) is shown below.



4.0 General Description of the Application Site and its Setting

The overall application site



Broome Cottage

The house is located on the east side of the unclassified Eye Road.

The house is listed grade II and, according to the listing description, was originally a farmhouse, then two cottages. The mapping evidence from the late C19th shows three cottages well into the first half of the C20th. A 1964 photograph shows the three cottage doors. It is now a single dwelling.

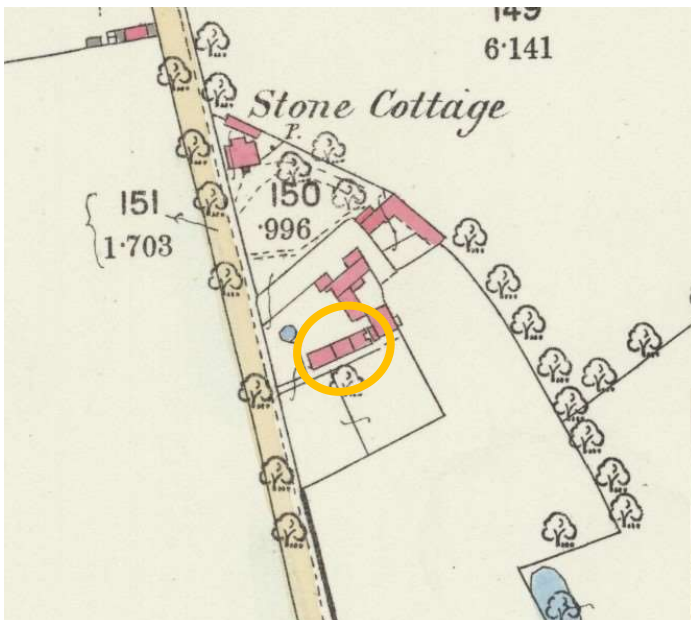
The mapping does not note the enclave as a farm.

The gardens are predominately to the south of the house, with a drive and parking area to its north west. It is accessed from a private drive which also leads to another dwelling. The house is set back from, and perpendicular to, the road.

There is a modern garage building to the north of the house.

There is a grade II listed cottage some 60m to the north. There is no inter visibility due to a bank of mature trees.

Site Development



The image left shows an extract of the 1895 25 inch OS map, showing the site environs. The house is ringed. There was a further building immediately to its east and an outshot from the barn to its west, both of which are now lost. The barn remains.

The colouring convention implies that they are masonry.

The image right is a photograph from within the house, dated Spring 1964, which shows the enclave of barns and other outbuildings, together with three front doors on the cottages.



5.0 Brief Description of the Building

Brome Cottage



The house is grade II listed and is of two storeys. It is timber framed and plastered with a straw thatched roof. It is a long range building, rectangular in plan. It is believed to have a C17th core.

It has been altered over time and was a series of attached cottages as late as the late C20th. Two earlier door openings remain on the south (former front) elevation, of the three which are shown in the earlier photograph. The outline of the former centre door is visible in the render.

The image left shows the former front (south) elevation.

The image right shows the rear elevation. The outshot on the west gable is of indeterminate age, but shows on the 1964 photograph. The north porch is recent (1980's).



The images left show the two end elevations.

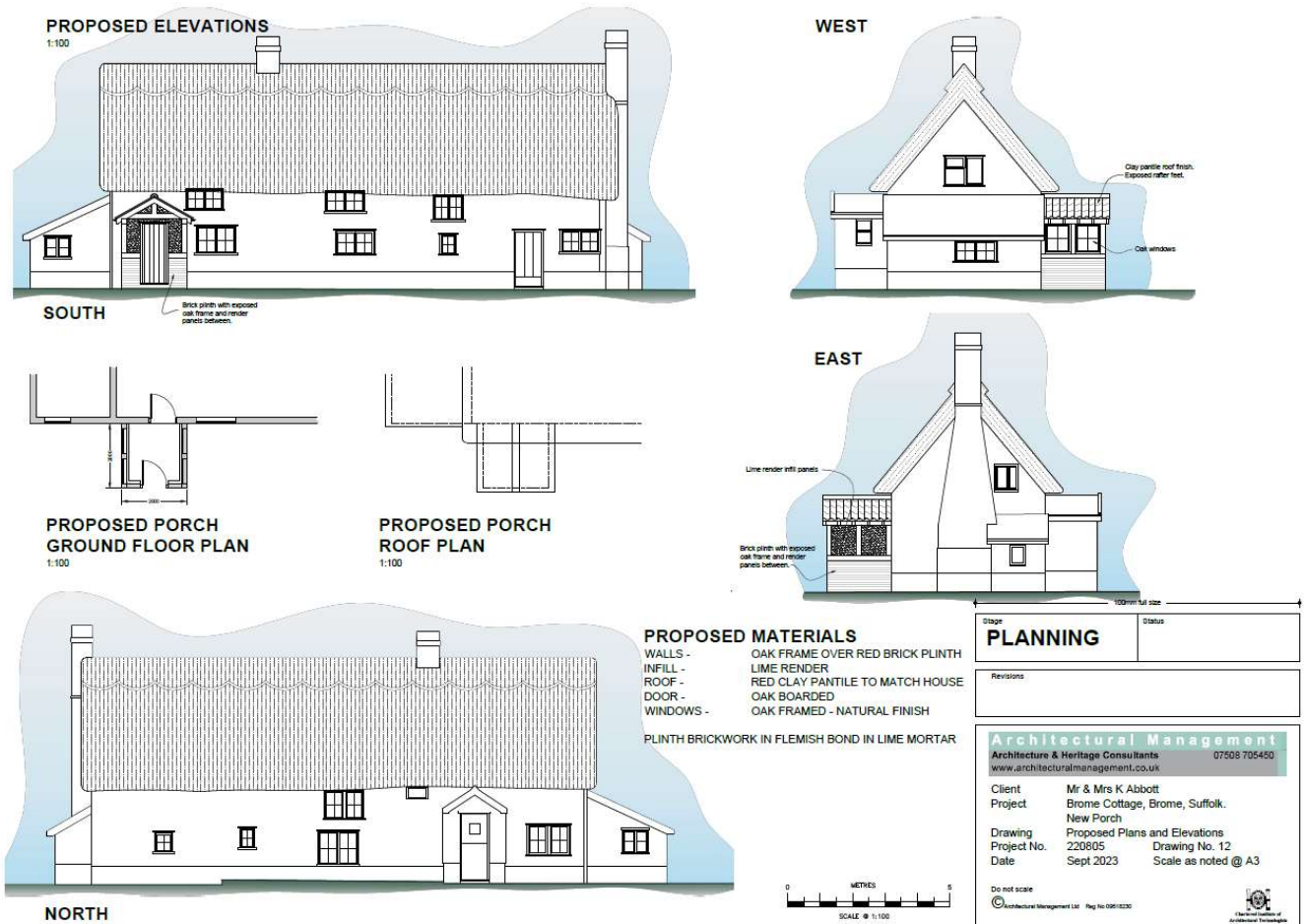
The image right shows the former front elevation and the location of the proposed porch around the doorway.



6.0 Description of the Proposals

The scheme comprises the addition of a new oak frame porch to the (present) rear door into the back garden.

Details of the proposals can be read from the Architectural Management Ltd. drawings.



Design

The present back door leads directly off the kitchen into the garden. A transitional space would be very beneficial to provide some shelter and a draught lobby and also a small space to store boots and coats. It would improve occupant comfort and reduce energy loss.

The design uses a traditional exposed oak frame with a brick plinth and render panels to the walls. The roof is clay pantiles with exposed rafter feet. It does not obscure any features of the elevation and is entirely reversible should it be so desired. It is modest in size, at just 2m x 2m, to remain in scale with the house.

7.0 Impact Assessment

Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’
- **Less than substantial harm.** Harm of a lesser level than that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means ‘doing no harm’.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that*protection of the setting of heritage assets need not prevent change,* with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the setting of the heritage asset by the scheme.

* ICOMOS (January 2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

The setting of Broome Cottage

The setting contributes to the significance of the building by remaining as domestic garden, virtually surrounding the building as it has for many years. It is possible to appreciate, to a degree, the former assembly of the cottages and thus the change over time. The changes have altered the building, but not changed the fundamental relationship of a dwelling(s) in their garden space, in a relatively open and bucolic environment.

The setting makes a **medium** contribution to the significance of the asset.

The fabric of Broome Cottage

The importance of the fabric of the house is directly related to its relative age and degree of survival. It is an assembly of several different ages and has undergone extensive changes over time, not least of which is the conversion from a number of cottages into one.

Overall the older fabric of the house is considered to have a **medium/high** contribution to the significance of the historic asset.

Impact upon the Heritage Assets

The setting of Broome Cottage

The addition of a modest porch on what is now the rear of the cottage has very little impact upon the setting. It remains clear that this is a doorway and no features of any note are covered or removed. The proposed porch is appropriate in terms of traditional materials and modest in size, preserving the cottage scale.

	Significance of setting of the building	Level of Change experienced due to proposal	Overall Impact
Broome Cottage	Medium	Negligible	Neutral/Slight

The overall impact relates to the modest and traditional nature of the new porch and to the benefits in amenity, energy saving and occupant comfort.

The fabric of Broome Cottage

The fabric will not be affected by the proposals.

8.0 Conclusion

The proposed scheme for a new porch will offer a number of benefits without unduly aesthetically intruding upon the host building. There will also be improvements in weatherproofing, savings in heating energy and greater occupant comfort.

This report has analysed the factors which will be occasioned by the proposal. It has determined that the proposal offers a slight but entirely beneficial impact upon the building. This constitutes no harm and consequently the NPPF paragraph 202 test is not invoked.

In the NPPF paragraph 197 it states that, in determining planning applications, local planning authorities should take account of;

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*

The national stock of historic houses has to be allowed to change and develop along with changing levels of need and expectation. Over time the vast majority of older dwellings have changed and adapted with trends, fashion and culture and this project is just a small, but current part of this ongoing process.

Appendices

Extract of Listing for Brome Cottage

Name: 30 AND 32, EYE ROAD

List entry Number: 1352356

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Brome and Oakley

Date first listed: 14 April 1988

Grade: II

Former farmhouse, now 2 cottages. C17 with possibly earlier origins. Timber framed and plastered with a thatched roof. 2 storeys. 3-cell form; No.32 comprises just the right hand (service) cell. 3 windows, small-paned casements of C19 and C20 date. Mid C20 half-glazed door to No.30, plank door to No.32. Internal stack (rebuilt shaft) and a gable stack to the right. No.30 is modernised internally: plain joists in ground floor rooms; some framing, with evidence for diamond-mullioned windows. Interior of No.32 not examined.

Listing NGR: TM1363076249