

## Proposed Alterations at Nelsons

2304.1400.P3 - Planning & Heritage Statement

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# 1. Outline

## a. Existing

- i. Nelsons requires adaptations in order to suit the needs of the applicants.

## b. Proposals

- i. It is proposed to carry out a series of repairs, adaptations and improvements that are required at Nelsons in order to safeguard its future and ensure it fully meets the requirements of the applicant whilst respecting the historic character of the site;
  - 1. Adapt the fixed glazed panel to provide an opening casement suitable for emergency egress.
  - 2. Remove the partition between R007 & R008.



Plate 1 - Former Stable at Nelsons from road

# 2. Context

## a. Existing

- i. Nelsons is a converted former barn and stables set within a cluster of buildings that are historically related, namely White House Cottage to the North-west, and White House Farmhouse to the South-east.

## b. Proposals

- i. The proposals have no impact on the site context.

# 3. The Site

## a. Existing

- i. The site is located in the village of Harleston, west of Stowmarket.
- ii. The site consists of a converted barn and stables and detached garage set within developed gardens.
- iii. There is 370m<sup>2</sup> of built footprint on the site.

## b. Proposed

- i. The proposals will not affect the site.

## 4. Use

- a. Existing
  - i. The site is in use as a residential dwelling.
- b. Proposed
  - i. The proposed use is unchanged.

## 5. Design

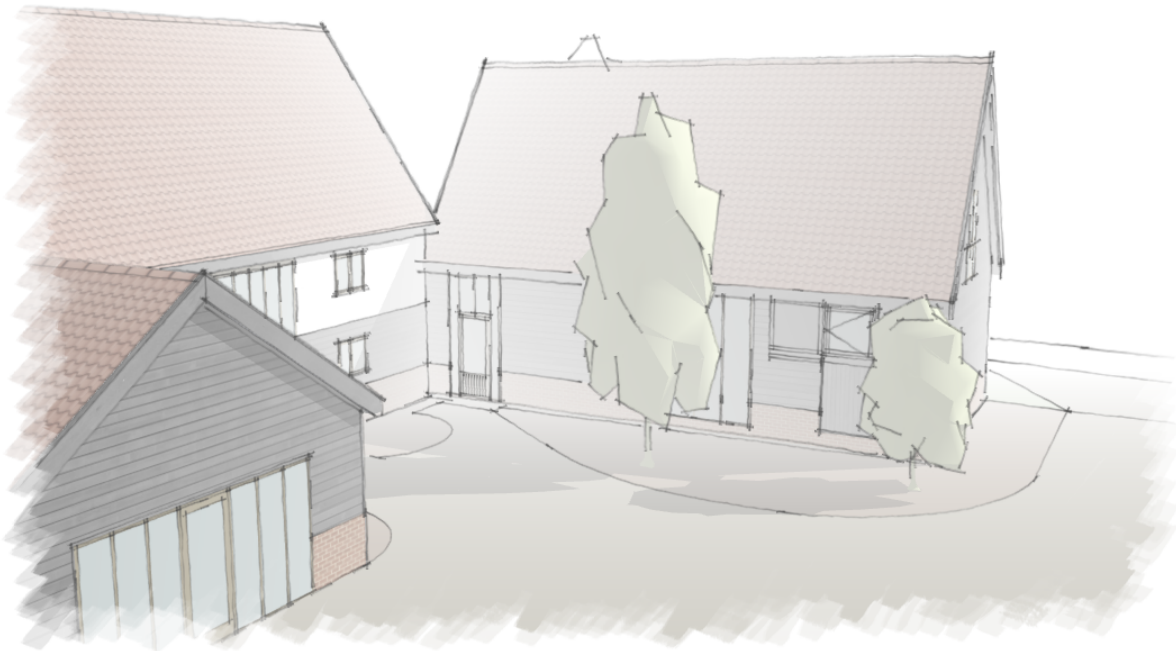


Plate 2 - Former Stables showing proposed egress window

- a. Outline
  - i. The proposals have a negligible impact on the overall design of the buildings.
- b. Massing and Form
  - i. The proposals have no effect on the building massing and form.
- c. Layout
  - i. The removal of the partition between R007 & R008 integrates a Larder with a Kitchen, therefore representing only a minor alteration to the layout.
- d. Appearance.
  - i. Traditional styling and detailing is proposed for all proposed elements in line with the submitted drawings.
- e. Light and Shadow
  - i. The proposals will cause no overshadowing of neighbouring properties.
- f. Privacy
  - i. No new windows are proposed that can overlook neighbouring properties.
- g. Materials
  - i. Traditional materials are proposed;
    - 1. Replacement joinery will be made from Sapele.

## 6. Access and Parking

- a. Existing
  - i. The site is accessed via Moorbridge Lane.

- ii. The site has off-road parking for 6+ vehicles.
- b. During Works
  - i. There is sufficient on-site parking for trades to use during the construction/installation processes.
- c. Proposed
  - i. The site access to and from the public highway will remain unchanged.
  - ii. Parking arrangements are unaffected by the proposals.

## 7. Waste

- a. Existing
  - i. Domestic waste and recyclables are currently stored on site.
  - ii. Domestic waste and recyclables are collected kerbside by the local authority at the site entrance.
- b. Proposed
  - i. Existing waste storage and collection will remain unchanged.
  - ii. The existing recyclables storage and collection will remain unchanged.

## 8. Regulatory

- a. Existing
  - i. R108 lacks a suitably sized emergency egress window.
- b. Proposals
  - i. The proposed joinery adaptation will provide a suitably sized emergency egress window for R108.

## 9. Flood Risk

- a. Existing
  - i. The site is located in flood zone 1, an area with a low probability of flooding, as defined by the Environment Agency.
- b. Proposals
  - i. The proposals will not affect flood risk.

## 10. Heritage

### a. Existing

- i. There are two listings associated with the application site. 1180995 relates to the former barn, 1032733 relates to the former stables, now serving as a 'granny annex'. For the purposes of this report, the term 'Modern' relates to any fabric or element that was added as part of the late C20 conversion.

### b. Listings;

Listing 1

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1180995

**Date first listed:** 15-Mar-1988

**List Entry Name:** BARN, ALIGNED NORTH EAST / SOUTH WEST, 20 METRES NORTH WEST OF WHITE HOUSE FARMHOUSE

**Statutory Address:** BARN, ALIGNED NORTH EAST / SOUTH WEST, 20 METRES NORTH WEST OF WHITE HOUSE FARMHOUSE, MOORBRIDGE LANE

**County:** Suffolk

**District:** Mid Suffolk (District Authority)

**Parish:** Harleston

**National Grid Reference:** TM0161861147

**Details** TM 06 SW 4/58

*HARLESTON MOORBRIDGE LANE Barn, aligned north-east/south-west, 20m north-west of White House Farmhouse*

*GV II*

*Barn, C17 with later alterations. 4 bays; a gabled porch on the north side, at the second bay from the east. Timber-framed, mainly weatherboarded with some C18 herringbone pargetted plaster. Sheet asbestos roof, formerly thatched. A set of 4 C19 boarded barn doors on the south side. Framing of several periods: the earliest (possibly late C16) bay to right has full-height studwork with tension studbracing; at left is later framing incorporating a middle rail. Some arch-braced open trusses, but most braces replaced by C19 knees. Clasped purlin roof.*

*Listing NGR: TM0161861147*



Listing 2

**Heritage Category:** *Listed Building*

**Grade:** *II*

**List Entry Number:** *1032733*

**Date first listed:** *15-Mar-1988*

**List Entry Name:** *STABLE, ALIGNED NORTH WEST / SOUTH EAST 15 METRES NORTH OF WHITE HOUSE FARMHOUSE*

**Statutory Address:** *STABLE, ALIGNED NORTH WEST / SOUTH EAST 15 METRES NORTH OF WHITE HOUSE FARMHOUSE, MOORBRIDGE LANE*

**County:** *Suffolk*

**District:** *Mid Suffolk (District Authority)*

**Parish:** *Harleston*

**National Grid Reference:** *TM 01635 61150*

**Details:** *HARLESTON MOORBRIDGE LANE TM 06 SW*

*4/59 - Stable, aligned north- west/south-east 15m north of White House Farmhouse*

*GV II*

*Stable, late C17 or C18. About 4 bays. Timber-framed, mainly weatherboarded; plastered on the east side. Sheet asbestos roof, formerly thatched. A C19 boarded stable door and a pair of boarded C20 garage doors. Framing probably C18 with much reused timber. Lofts, mainly removed. Claspered purlin roof. Included for group value.*

*Listing NGR: TM0163561150*

### c. Special Architectural and Historic interest

#### i. Former Barn

1. The historic interest of the Grade II listed barn lies in its architectural and historical significance as a rare surviving example of a 17th-century timber-framed agricultural building. The barn's original construction and its later modifications over time provide valuable insights into the development of building techniques and agricultural practices in the region.
2. The use of tension stud bracing and arch-braced open trusses in the barn's construction are also noteworthy features that demonstrate the ingenuity of early builders in providing structural support.
3. The use of pargetted plaster on some sections of the barn's exterior is also of interest, as this decorative technique was popular in the 18th century but is now relatively uncommon.
4. The barn's close proximity to the White House Farmhouse, a listed building in its own right, further enhances its historical significance and its contribution to the local built environment.

#### ii. Former Stables

1. The stable is of special architectural and historic interest for a number of reasons. Firstly, the building is believed to date from the late 17th or 18th century, which makes it a relatively rare surviving example of an early stable building in the local area.
2. Secondly, the timber-framed construction of the stable is significant because it reflects the traditional building techniques used in the region during the period in which it was constructed. The use of reused timber in the framing is also of interest because it suggests that the builders of the stable were using available resources in a sustainable way.
3. Thirdly, the stable's design and construction show evidence of adaptation and modification over time, reflecting changes in the use and function of the building. For example, the replacement of the original thatched roof with a sheet asbestos roof is indicative of changes in building materials and technology, this replacement itself being subsequently replaced with clay pantiles when converted to a dwelling. The removal of most of the lofts is also an interesting feature, suggesting that the stable was adapted for different types of livestock and storage over time.
4. Finally, as with the former barn, the stable's location and relationship to the nearby White House Farmhouse is of particular interest. The building is aligned in a north-west/south-east direction, which is thought to have been intentional in order to provide a functional connection to the farmhouse. The stable's inclusion in the listing is also due to its group value with the farmhouse, which adds to the overall historic and architectural significance of the site.

#### d. Setting

- i. Historically the buildings are part of a cluster of buildings that are historically related, White House Cottage to the North-west, and White House Farmhouse to the South-east.
- ii. The setting of the barn and stable is an important factor in their heritage value. As heritage buildings located in a small village in Suffolk, they provide valuable contributions to an area known for its historic architecture, particularly its traditional timber-framed buildings.
- iii. The barn's close proximity to the White House Farmhouse, which is believed to date back to the 16th century and is also listed as a Grade II building, is of historical significance for several reasons.
  1. It suggests that the barn was likely built as an integral part of the farmstead, providing essential storage space for crops and livestock feed.
  2. The close relationship between the two buildings also highlights the importance of agriculture to the local economy and way of life at the time of their construction.
  3. The White House Farmhouse and the barn together provide a rare and valuable insight into the evolution of agricultural practices and building techniques over time. The fact that this group of buildings have survived for several centuries in close proximity to one another is also a testament to their durability and the skill of the craftsmen who built them.
  4. The presence of four listed buildings in such close proximity enhances the overall architectural and historical significance of the site, creating a sense of place and a tangible connection to the past.
- iv. The stable's location in relation to the nearby White House Farmhouse is also significant, as the two buildings are situated in close proximity to each other.
  1. This proximity suggests that the stable was originally built to serve as a functional outbuilding for the farmhouse, perhaps for housing livestock or for storage purposes.
  2. The stable's alignment with the farmhouse is also thought to be intentional, reinforcing its functional connection to the main house.
- v. The former barn and stable setting within a historic rural area, its relationship to the nearby farmhouse, and the changes that have occurred in the area over time all contribute to its significance as a heritage site.

## e. Fabric

### i. Former Barn

1. The surviving historic fabric is largely the timber frame, which has been infilled as part of the conversion in order to provide suitable weatherproofing.
2. Internally modern plaster abuts the exposed historic framing.
3. Externally the building has a modern brick plinth, is clad in modern weatherboarding and render, with a section of pargetted plaster to the south-east.
4. The fabric of the C17 barn is predominantly timber-framed, with weatherboarding on the exterior and some sections of pargetted plaster. The use of timber framing is a common feature in historic buildings of this type, as it was a readily available, reusable and affordable building material at the time of construction. The timber framing comprises full-height studwork with tension stud bracing in the earliest bay on the right, while the framing on the left is of a later period and incorporates a middle rail. The open trusses feature arch-bracing, although most of the braces have been replaced by 19th-century knees.
5. The roof of the barn is supported by clasped purlins, which are a type of structural element commonly used in traditional timber-framed buildings. The roof was originally thatched but was replaced with sheet asbestos in mid C20 and clay pantiles at the time of the conversion to a dwelling.
6. Overall, the fabric of this barn reflects the building techniques and materials that were commonly used in the region during the 17th century, as well as the modifications and adaptations that were made over time to accommodate changing needs and preferences. The survival of the original timber framing and other historic features is a testament to the durability of these traditional building techniques and the value of preserving historic buildings for future generations.

### ii. Former Stable

1. The fabric of the former stables is an important aspect of its heritage value. The building is constructed primarily of timber framing, with some exterior walls being weatherboarded and the east side being plastered. The timber framing is believed to be mainly from the 18th century, although some reused timber is also evident.
2. The original roof construction would have used a thatched roof, which was a common roofing material for agricultural buildings in the area during the period in which the stable was built. When converted to a dwelling, clay pantiles have been used as a roof covering.
3. The stable's interior includes four bays, which were likely used to house livestock or for storage. Most of the lofts have been removed, although some evidence of their original presence remains. The roof structure is supported by clasped purlins, which were a common feature in traditional timber-framed buildings of the period.
4. Overall, as with the former barn, the stable's fabric reflects the traditional building techniques and materials used in the area during the 17th and 18th centuries. The use of timber framing, thatched roofs, and other traditional features makes the stable an important example of local vernacular architecture. The adaptation and modification of the building over time also demonstrate its functional value to the agricultural community over many years, its subsequent conversions reflecting the diminishing role of agriculture to the majority of residents in the area, itself an important part of the history of the site.

## f. Features

### i. Former Barn

1. One of the most interesting features of this 17th-century barn is the tension stud bracing in the earliest bay on the right, which is a structural technique that was commonly used in timber-framed buildings of this period. This type of bracing involves using diagonal timbers to create tension across the frame, providing greater stability and strength. The use of tension stud bracing in this barn is a valuable example of traditional building techniques and provides insight into the construction methods used at the time of the barn's construction.
2. Another noteworthy feature of the barn is the arch-braced open trusses, which are believed to be original to the building. Open trusses are a common feature in traditional barn construction, as they provide greater internal space and allow for easy access to stored crops and equipment. The use of arch-bracing, however, is less common and indicates a higher level of craftsmanship and attention to detail. The arch-braced trusses provide both structural support and an aesthetically pleasing element to the barn's interior.
3. The presence of pargetted plaster on some sections of the exterior is also of interest, as this decorative technique was popular in the 18th century but is now relatively uncommon. The pargetted plaster adds a decorative element to the otherwise utilitarian design of the barn and reflects the changing tastes and preferences of the time.

### ii. Former Stable

1. One of the most notable features is the building's timber framing, which is a traditional construction technique that was commonly used in the area during the 17th and 18th centuries. The framing is mainly from the 18th century, but there is evidence of reused timber, which suggests that the builders of the stable were using available resources in a sustainable way.
2. The changes to the stable's roof structure is also significant. The original thatched roof had been replaced with a sheet asbestos roof, but was in turn replaced with clay pantiles.
3. The removal of most of the lofts is an interesting feature in its own right, as it provides evidence of ongoing adaptation, although some evidence of their original presence remains.
4. Overall, the stable's architectural features are significant because they reflect the traditional building techniques and materials used in the area during the 17th and 18th centuries. The building's adaptation and modification over time also demonstrate its functional value to the agricultural community over many years and provide a precedent of adaptation to suit the needs of the time, and the reuse of existing assets.

**g. Principles:**

The design, planning, management and execution of works to Nelsons is underpinned by the following principles;

**i. Respect for Historic Fabric**

Of prime importance is the respect for, and preservation of original historically significant fabric. Unnecessary alterations or removal of historic features will be avoided and care will be taken to match any new materials or elements to the original design.

**ii. Use of appropriate materials and techniques**

It is proposed to use appropriate materials and techniques that are sympathetic to the historic character of the building. Traditional building materials and techniques will be specified, and where required the sourcing of specialist materials and trades that are appropriate for the period and style of the building.

**iii. Plan for ongoing maintenance and repair:**

It is recognised that historic buildings require ongoing maintenance and repair to ensure their long-term preservation. When designing and specifying the proposals consideration has been given to ensuring the preservation of the heritage asset. Any new features or materials are designed, fabricated and will be installed with longevity in mind.

**iv. Regulatory Compliance and Safety**

Any proposed alterations are bound by the regulatory standards that are put in place to ensure the building is safe to use. When designing the proposals a balance has been established between the preservation of the original fabric and character of the asset, and the current regulatory requirements that apply to the proposals.

## h. Outline of Proposals, Impact Assessment, Mitigation and Justification

In order to satisfy the principles set out above, we have undertaken a design process that considers the impact of all proposed works, mitigates that impact as far as possible where applicable, and provides justification for the level of impact based on the results of this process.

### i. Generally

1. No historic fabric is required to be removed in order to enact the proposals. By ensuring that no historic fabric is removed, the significance and authenticity of the building can be maintained.
2. Any existing elements that require removal or adaptation will be carefully dismantled to avoid unintended impact on historic fabric. This approach ensures that the existing historic fabric is preserved as much as possible during the work, and that any modifications are carried out with the minimum impact on the building.
3. The proposals are reversible. This is an important part of conservation, and specifically conversion, which seeks to ensure that any changes made to a historic building can be undone or reversed if necessary. By ensuring that the proposals are reversible, the heritage asset can be protected from future harm and the significance of the building can be maintained.
4. Working practices will be put in place to ensure the structural integrity of the heritage asset is maintained throughout the works: This is an important consideration when carrying out any work on a heritage asset, as the structural integrity of the building must be preserved at all times. By implementing appropriate working practices and ensuring that the work is carried out by qualified and experienced professionals, the risk of damage to the heritage asset will be minimised.

ii. R108 Egress Window



Plate 3 - Glazed panel to be replaced.  
Outer frame including upper and lower stable doors retained.

**1. Outline**

It is proposed to replace the existing single glazed panel within the stable door. The primary reason for this alteration is to enable the window to be used for emergency egress, addressing the current deficiency in the room, which lacks a suitably sized window for this crucial purpose. The alterations will also serve to improve ventilation within the room, a measure that will aid in controlling humidity and moisture, in turn safeguarding the timber frame in the heritage asset. Our approach will involve a precise removal of the single glazed panel, including the careful extraction of the softwood batten that is currently fixed to the more substantial outer frame of the stable door.

**2. Impact Assessment**

From a built enforcement perspective, the proposed alterations to the joinery in R108 are deemed favourable as they enhance building standards with a focus on safety, all while remaining in harmony with the original design and materials.

When considering the potential impact on the heritage asset, it is important to note that these alterations are carefully executed to minimise any adverse effects. Since the principal outer frame of the stable door will be retained, and the proposed joinery unit will seamlessly fit within the existing aperture, there is no need for structural modifications. As a result, the overall impact, including the potential for unintended consequences, remains minimal.

**3. Mitigation**

To ensure the preservation of the existing fabric, all elements of the joinery that necessitate removal will be executed with meticulous care by experienced carpenters and joiners.



The replacement joinery has been thoughtfully designed to seamlessly fit within the existing aperture, eliminating the need for alterations to the surrounding fabric.

In the interest of long-term protection and reduced future maintenance demands, the replacement joinery will be expertly crafted from hardwood—a choice known for its durability and longevity. This selection of high-quality materials not only safeguards the building's integrity but also contributes to the long-term preservation of the heritage asset.



Plate 4 - Upon close visual inspection of the existing glazing, it is evident that a single glazing panel is affixed against a softwood batten, which, in turn, is securely attached to the 'principal' joinery frame. In the proposed alterations, the single glazed panel will be methodically removed, and the softwood batten will be meticulously trimmed to accommodate the installation of a new unit within this defined aperture.

#### 4. Justification

Compliance with building regulations necessitates that habitable rooms must provide adequate means of escape in the event of an emergency. In the case of R108, which is situated as an inner room, it is essential to address the potential risk of occupants becoming trapped in the event of a fire, particularly if it originates in R016.

Furthermore, it is crucial to note that the elements slated for replacement, namely the glazing panel and softwood batten, do not constitute historic fabric of significant heritage value. This fact, combined with the reversible nature of the proposed alterations, underscores the appropriateness of these changes from a conservation perspective.

iii. R007/R008 Partition Removed



Plate 5 - Partition between R007 & R008 to be removed

## 1. Outline

It is proposed to remove the modern partition separating R007 and R008 to enhance the utility of these spaces. R007, being a relatively small, and particularly slim space, would benefit significantly from the removal of this partition. Moreover, this action would reveal more of the existing timber frame, currently concealed within R008 as part of a larder, allowing its visual appreciation and enjoyment.

## 2. Impact Assessment

The proposed removal of the partition separating rooms R007 and R008 has a negligible impact on the heritage asset. This partition is situated within an extension to the original barn, with a historic wall interface on one side. Its removal will result in the exposure of more historical fabric to the habitable rooms, notably the original timber framing visible in R008.

A comprehensive visual survey of the existing timber frame was conducted to inform the drawings included in the application.

It's important to note that the partition slated for removal consists of modern plasterboard cladding on both faces, making it a non-historic addition to the structure. Its thickness would indicate that its structure is made up of sawn softwood.

There is potential for impacting the adjoining historic fabric if the work is not carefully undertaken. Particularly at the interface with the wall shown in plate 6. This would need to be mitigated against with careful and methodical working methods.



Plate 6 - Wall between R002 & R007/R008. R007 & R008 are formed within an extension to the original barn with historic framing visible in all other partitions except that which is proposed to be removed.

## 3. Mitigation

The removal of the partition will significantly enhance the visibility of the existing timber framing from within the habitable room, improving the overall readability of the heritage asset's interior.

While the partition itself does not constitute historic fabric, we remain committed to a vigilant approach. In the event that any historic fabric is unexpectedly uncovered during the course of the works, all activity would promptly cease to safeguard its preservation and guidance from MSDC Heritage sought through the appropriate channels.

In particular, work at the interface with the historic wall will be executed with a deliberate and methodical approach. This careful process aims to mitigate any potential unintended damage to the surrounding fabric, ensuring the heritage asset's integrity remains intact.

#### 4. Justification

The decision to remove the partition serves a twofold purpose that aligns with the enhancement of the heritage asset and the practicality of the dwelling.

Firstly, the removal improves the size of R007, rendering it more suitable for its intended function. Its current dimensions do not adequately serve its purpose, and this alteration addresses that limitation.

Secondly, this proposal contributes to a reduction in the presence of modern partitions within the dwelling. By doing so, it exposes more of the historic fabric of the heritage asset to the core living spaces, enriching the overall living environment and preserving the historical character of the structure.



Plate 7 - Existing timber framing, visible within R008. (Wall between R004 & R008)