

Heritage, Design and Access

The Thatched Barn
Eye Road
Hoxne
Suffolk

Proposed PV installation in detached rear garden to the dwelling.



Context and proposals

This planning application seeks permission to install a PV array in the rear, detached garden of a listed barn conversion known as The Thatched Barn. The barn is listed grade II by Historic England, having been first listed in 1988. To the west is a further listed building Fairstead Farmhouse also listed Grade II.

The barn has two gardens one principally to the North and surrounding the building and a second to the East of the barn separated by the drive over which the neighbour has access.

The East garden is notable as being due south of the Hoxne Brick Pit in which the Hoxne hand axe collection was discovered in 1797 by John Frier. As a result, the site may be deemed significant by Historic England as it borders a SSSI on which the Hoxne axe heads were found.



Site Location relative to Hoxne Village

Proposals

This proposal seeks to install a 17 kW PV array in the East garden of the barn



PV Array - Phono Solar Twin plus panels

10 portrait panels on GSE ballast boxes.

5 landscape panels on Renusol Tubs.

Portrait panel mounting GSE integration.

No dig ground sitting box filled with inert ballast (no excavation)

Renusol tub mounting No dig ground sitting box with inert ballast (no excavation)

The no dig solution requires the mounting boxes simply to sit on top of the topsoil before being loaded with ballast.

Garden looking East panel
position on the left.



Garden looking West panel
position on right.



Statutory listings

The barn has a statutory listing.

Heritage Category: Listed Building Grade: II

List Entry Number: 1181720

Date first listed: 14-Apr-1988

List Entry Name: BARN 50 METRES NORTH OF FAIRSTEAD FARMHOUSE, EYE ROAD

Details:

HOXNE EYE ROAD TM 17 NE 2/77 Barn 50m north of Fairstead Farmhouse II Barn. C16 origins, largely rebuilt mid or late C17. Timber framed with sections of weatherboarding, corrugated iron and tarred plasterwork. Roof clad in corrugated iron. 5 bays; a central cart entrance with gabled porch to north. A substantially intact frame with a middle rail. Half of the main posts have shaped jowled heads and no evidence for original tie beam braces. The present tie beam braces have been nailed in position. The roof has 3 rows of butt purlins, with collars at the level of the middle row. No wind bracing.

Listing NGR: TM1753376579

FAIRSTEAD FARMHOUSE

Grade: II

List Entry Number: 1181280

Date first listed: 14-Apr-1988

List Entry Name:

HOXNE EYE ROAD TM 17 NE 2/76 Fairstead Farmhouse II Farmhouse, now subdivided into 2 dwellings. An early C17 rebuilding of an early C16 house. Restored 1983-5. Timber framed and roughcast-rendered under a slated roof. 2 storeys and attics. A single long 4-cell range. Continuous jetty to south, supported on plain brackets; the bracket at the east end is carved with leaf and flower motifs in the spandrel. Within the porch, one buttress-shaft and part of the moulded bressummer are visible. C19 casement windows with a single horizontal glazing bar to each light. To east, leading into the cross-passage, is a single storey mid C17 gabled porch, now without a doorway. To west is a C19 doorway with moulded architrave, 4-panel door and narrow oblong overlight. 2 gabled full dormers. Internal stack with rendered shaft; late C17 stack against west gable end. C19 brick addition to east; C18 rear (north) lean-to. All 4 ground floor rooms have axial bridging beams and chamfered joists set flat. Some plain C17 first floor studding. Porch has one blocked 8-light mullioned window and evidence for another in the gable end; the entrance was on the east side. The roof over the west half of the range is re-used, evidently from a narrower range as there are scarf joints at the lower ends of all the principal rafters. It is in 4 1/2 bays, with 2 rows of butt purlins and collars carrying oblong king-posts to a ridge piece. One truss has long curved collar braces, meeting at the centre. Evidence for cross partitions, redundant when the roof was re-used; the existing partition is unrelated to the roof structure. Upper floor and roof of east half of range not examined.

Hoxne Brick Pit

The Hoxne brick pit is a designated heritage asset, a geological SSSI.

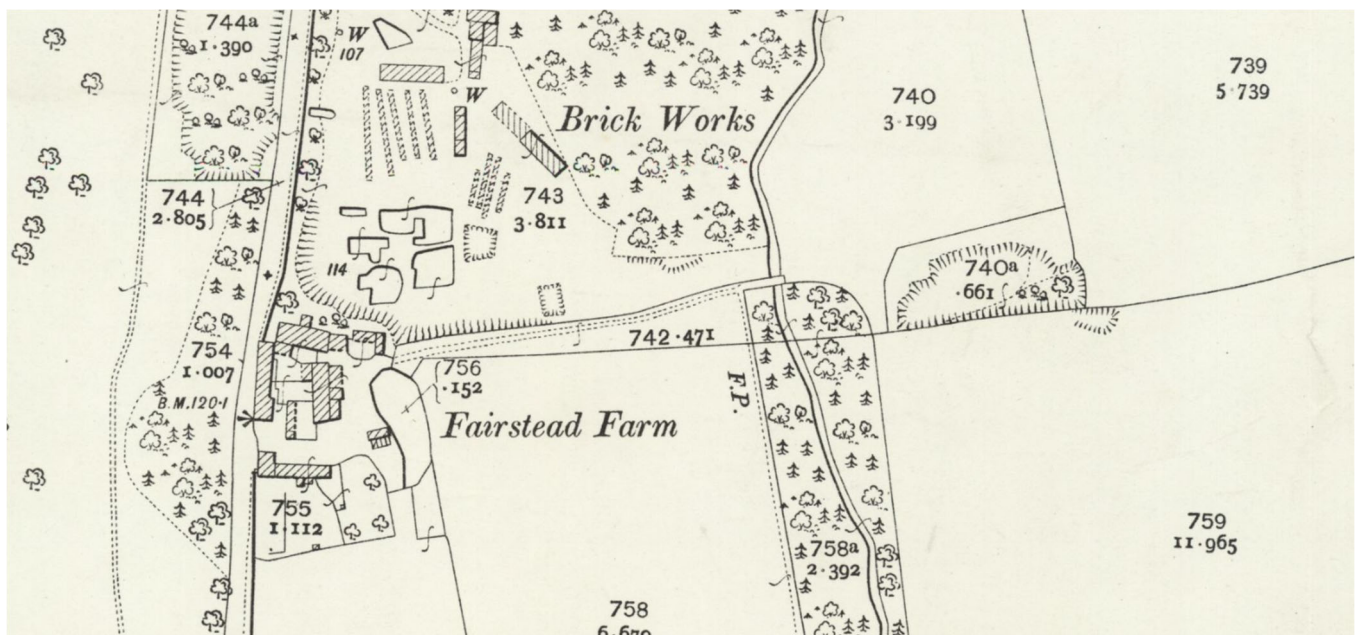
[SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk)

Historic Maps

For clarification and historical information, we show below the 1885 and 1903 OS maps.



1885 OS – The area which has become the barn garden is divided off from the trackway with an ancient field boundary. The brick pit area of Hoxne Axe find clearly shown to the North where the letter P is located.

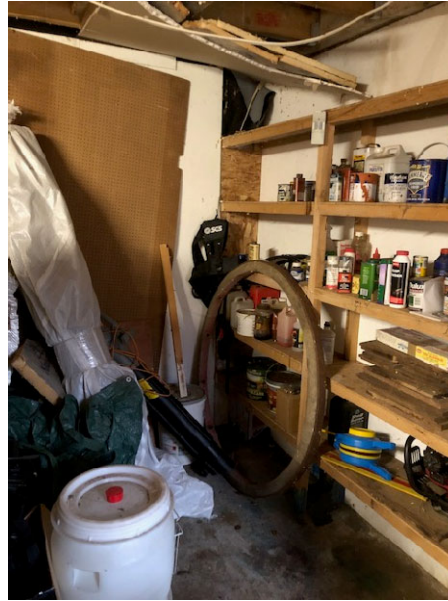


1903 OS – The area which has become the barn garden is divided off from the trackway with an ancient field boundary.

Heritage Impact

We do not believe the proposals will have any impact on the listed buildings or the setting of any of the listed buildings, the location of the panels being well away and screened by hedges. The panels could, if wished, be easily removed from the site and the grass reinstated over to leave the site in its current condition.

The battery system will be fitted in the Victorian workshop adjacent to the drive – the works will have minimal impact on this structure, The cable from will be brought through an existing duct/hole in the wall. The battery and inverter system will be fixed back the masonry wall.



Photos above show interior and exterior of the workshop / store

There may arguably be some impact on the SSSI, however we believe the no-dig mounting system proposed will make the impact on any heritage assets negligible. The only potential impact is from the shallow slit trench (250mm deep) to take the power / control cables from the PV panel location to the battery store in the garage. After his discovery, John Friers wrote to the Society of Antiquaries he says:

Sir,

I take the liberty to request you to lay before the Society some flints found in the parish of Hoxne, in the county of Suffolk, which, if not particularly objects of curiosity in themselves, must, I think, be considered in that light, from the situation in which they were found. They are, I think, evidently weapons of war, fabricated and used by a people who had not the use of metals. They lay in great numbers at the depth of about twelve feet, in a stratified soil, which was dug into for the purpose of raising clay for bricks.

The strata are as follows:

Vegetable earth 1 1/2 feet.

Argill 7 1/2 feet.

Sand mixed with shells and other marine substances 1 foot.

A gravelly soil, in which the flints are found, generally at the rate of five or six in a square yard, 2 feet.

In the same stratum are frequently found small fragments of wood, very perfect when first dug up, but which soon decompose on being exposed to the air; and in the stratum of sand, (No. 3.) were found some extraordinary bones, particularly a jaw-bone of enormous size, of some unknown animal, with the teeth remaining in it. I was very eager to obtain a sight of this; and finding it had been carried to a neighbouring gentleman, I inquired of him, but learned that he had presented it, together with a huge thigh-bone, found in the same place, to Sir Ashton Lever, and it therefore is probably now in Parkinson's Museum.

This would place the finds some 11 or 12 feet (~ 4 metres) below ground level ~ On this basis we believe that any impact of the proposals on any undiscovered archaeological remains is highly unlikely.

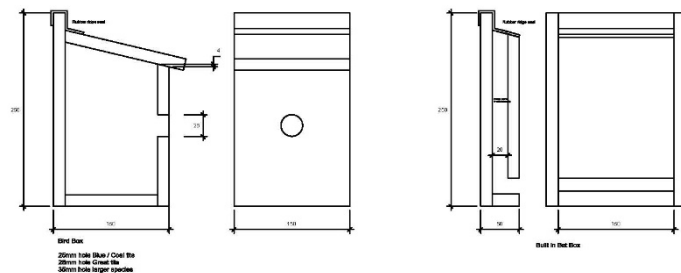
Environmental Impact

We do not believe the proposals will have any impact on the natural environment, the panels will be fixed to a no dig ground mounting system, ballasted down with inert stone/crush material.

Biodiversity Nett Gain

BMDSC has a clear policy which requires a Biodiversity Nett Gain applied to ALL planning applications.

We propose to add 3 no bat boxes and 3 no. small bird boxes on the rear wall of the workshop / garage - see section 5.12 of the attached biodiversity report



Planning history

We have garnered the information below from the BMSDC website, but are aware there may have been some undocumented planning queries in the past under the previous ownership.

- Reference 0181/88/OL Units 3 And 4 Fairstead Farm Hoxne
Description Conversion of former agricultural building to form two dwelling, provision of septic tank drainage and layout of new vehicular access (previously permitted under OL/70/87).
- Reference 0178/93/LB Fairstead Barn Eye Road Hoxne.
Description CONVERSION OF EXISTING BARN TO FORM SINGLE DWELLING HOUSE WITH WORKSHOP AND GARAGE, INVOLVING SOME DEMOLITION AND REBUILDING, USING EXISTING SEPTIC TANK AND VEHICULAR ACCESS (REVISION TO SCHEME PREVIOUSLY PERMITTED BY 949/91).
- Reference 0949/91/ Fairstead Barn Eye Road Hoxne
Description CONVERSION OF EXISTING BARN TO FORM SINGLE DWELLINGHOUSE WITH SWIMMING POOL, ASSOCIATED PLANT AND CHANGING ROOM, WORKSHOP AND GARAGES, INVOLVING SOME DEMOLITION AND REBUILDING, USING EXISTING SEPTIC TANK AND VEHICULAR ACCESS (PREVIOUSLY PERMITTED BY PLANNING PERMISSION 781/89)
- Reference 0950/93/ Fairstead Barn Eye Road Hoxne.
Description CONVERSION OF EXISTING BARN TO FORM SINGLE DWELLING HOUSE WITH WORKSHOP AND GARAGE, INVOLVING SOME DEMOLITION AND REBUILDING, USING EXISTING SEPTIC TANK AND VEHICULAR ACCESS (REVISION TO SCHEME PREVIOUSLY PERMITTED BY 949/91).
- Reference 0950/93/ Fairstead Barn Eye Road Hoxne.
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- Reference 0781/89/ Fairstead Barn Eye Road Hoxne
Description CONVERSION OF EXISTING BARN TO FORM SINGLE DWELLINGHOUSE WITH SWIMMING POOL, ASSOCIATED PLANT AND CHANGING ROOMS, WORKSHOP AND GARAGES INVOLVING SOME DEMOLITION AND REBUILDING, USING EXISTING SEPTIC TANK AND VEHICULAR ACCESS
- Reference 0110/89/LB Fairstead Barn Eye Road Hoxne
Description CONVERSION OF EXISTING BARN TO FORM SINGLE DWELLINGHOUSE WITH SWIMMING POOL, ASSOCIATED PLANT AND CHANGING ROOMS, WORKSHOP AND GARAGES INVOLVING SOME DEMOLITION AND REBUILDING USING EXISTING SEPTIC TANK AND VEHICULAR ACCESS

Brooks Architects Ltd - November 2023