

Heritage Impact Assessment

BRIDGE
FARMHOUSE
GREAT
FINBOROUGH

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HERITAGE IMPACT ASSESSMENT

Bridge Farmhouse, Great Finborough

INTRODUCTION

001 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. *Conservation* is the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. *Significance* is derived not only from a heritage asset's physical presence but also from its setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset is important to understanding the potential impact of any proposal. What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Actions to conserve heritage assets need to be proportionate to their significance and to the impact on that significance.

Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to judge how its heritage values are vulnerable to change; to take the actions and impose the constraints necessary to sustain those values; and to ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it (*Conservation Principles*; Historic England 2008).

002 Designated heritage assets are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values. *Bridge Farmhouse* is a building listed under the *Planning (Listed Buildings and Conservation Areas) Act (1990)* for its *special architectural or historic interest*. The report focuses on this building as a heritage asset that is affected by proposals which are the subject of an application for planning permission and listed building consent. The report adopts a narrative format which describes what matters and why in terms of the significance of the affected heritage asset. The report also considers the potential impact of the proposals and the justification for any harm as part of a staged approach to decision-making concerning change that affects a heritage asset.

ASSESSING HERITAGE SIGNIFICANCE

003 An assessment of the significance of a heritage asset and the impact of a proposal on that significance should be undertaken as a series of stages in which assessing significance precedes the design process. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.

004 The Secretary of State has a duty to compile a list of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. The term *special architectural or historic interest* of a listed building is used to describe what is referred to as the heritage asset's significance. The building known as *Bridge Farmhouse* was entered on the *List* in 1988 and is classified as a grade II listed building for being of *special interest and warranting every effort to preserve it*. The building is a designated heritage asset for the purpose of planning policy.

Bridge Farmhouse. 22.01.1988. II. Former farmhouse. C15 with alterations of late C16 and C17. Three-cell plan. One storey and attics. Timber-framed and plastered. Thatched roof, half-hipped at both ends. An axial chimney of red brick, with C20 rebuilt shaft, and an end chimney to left of C18/C19 red brick. Two C20 eyebrow casement dormers. C20 lean-to thatched entrance porch with oak plank door. A two-bay open hall. The open truss has part of its cambered tie-beam with thick unchamfered arch braces. Close studding. The lower half of the original hall window has its diamond mullions exposed and glazed. Smoke-blackening at upper level. Roof probably of coupled-rafter type. In late C16 the service cell was demolished and two-bay parlour block was built. Two good diamond-mullioned windows. Back-to-back open fireplaces and first floor of on-edge floor joists inserted into hall in C17 (NHLE ref. 1032983).

005 *Bridge Farm* formed part of the *Finborough Hall* estate owned by the Pettiward family when the latter was offered for sale in 1936. William Wollaston (c.1581-1666) had purchased the estate in 1656 (*the manor of Finborough Magna and the mansion house called Finborough Hall*) and his descendent, Colonel William Wollaston (c.1731-97), sold it to Roger Pettiward (c.1754-1833) in 1794. *Finborough Hall* was then rebuilt for Roger Pettiward in about 1795 to a design by the architect Francis Sandys. Roger's widow, Jane Seymour (c.1775-1855), remarried in 1835 and became *Lady Hotham of Finborough Hall*.



Fig.1 Bridge Farmhouse

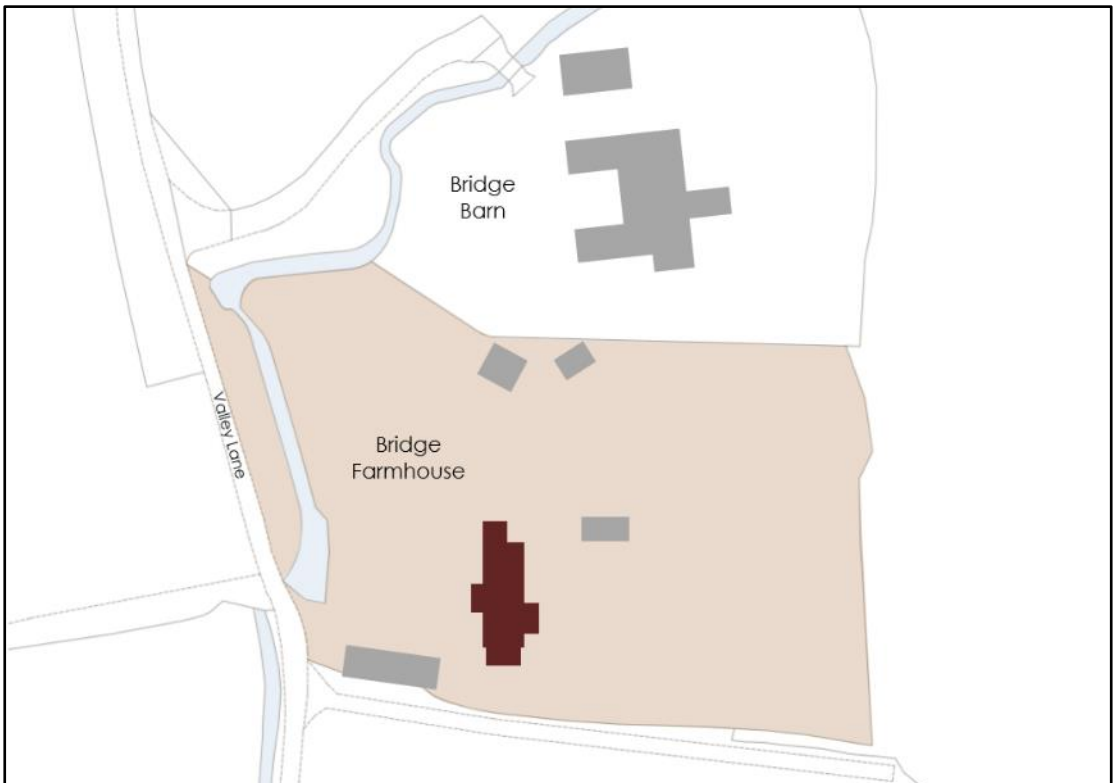


Fig.2 Present-day extent of property

- 006 *Bridge Farm* was acquired by the Pettiwards of *Finborough Hall* in the second half of the nineteenth century. The property was previously known as *Hunts Farm* and it would appear that this small farm situated in *Valley Lane* had been owned and occupied by a family of that name since at least the mid-eighteenth century.
- 007 *John Hunt*² (d.1785) of *Great Finborough* married *Mary Jennings* (d.1775) of *Thorpe Morieux* in 1773. In his will of 1785, *John Hunt*² of *Great Finborough*, farmer, directed that his mother, *Mary*, and his brother, *William Hunt* (c.1755-1828), should hold his farm and maintain the premises in good repair until his son had reached the age of twenty-one. The father of *John Hunt*² had evidently died before 1785 and the death of a *John Hunt*¹ of *Great Finborough* occurred 1779x84. The freehold property had previously belonged to his father and *John*² was now passing the farm onto his son, another *John*³. This *John Hunt*³ was listed in tax records of 1798 as an owner of property in *Great Finborough* which at that date remained occupied by his uncle, *William Hunt*. Parish records also show that another *William Hunt* had married *Mary Burroughs* at *Great Finborough* in 1734. Members of the *Burroughs* family paid tax on property in *Great Finborough* in 1674 and it is plausible that the *Hunt* family acquired the property through marriage.
- 008 *John Hunt*³ (c.1773-1848) of *Great Finborough* married *Mary Kemball* (c.1776-1863) of *Buxhall* in 1803. *John*³ was later recorded as the landowner and occupier of *Hunts Farm* in the tithe survey of the early 1840s. The land that belonged to this small farm was consolidated on the east side of *Valley Lane* as was shown on the tithe map of 1840 (plots 152-167). The 44-acre holding (43a.3r.35p) comprised 43¼ acres of land in the parish of *Great Finborough* (43a.0r.37p [1841]), together with an additional ¾ acre in the adjoining parish of *Combs* (0a.2r.38p [1845]). The farm premises were located on the valley floor and typically the principal buildings of the farmstead were the farmhouse and the barn (plot 167). The pasture also occupied the valley floor, with the arable fields of the holding being found on the rising ground of the east slope of the valley. Approximately 84% of the land at *Hunts Farm* was being put to arable use which was typical for a local farm in the 1840s (about 35¾ acres arable and 6¾ acres pasture). Land to the north, south and west of *Hunts Farm* was owned by *Lady Hotham of Finborough Hall*.



Fig.3 Extent of holding (1840 tithe map)



Fig.4 Farmhouse and premises (1840 tithe map)

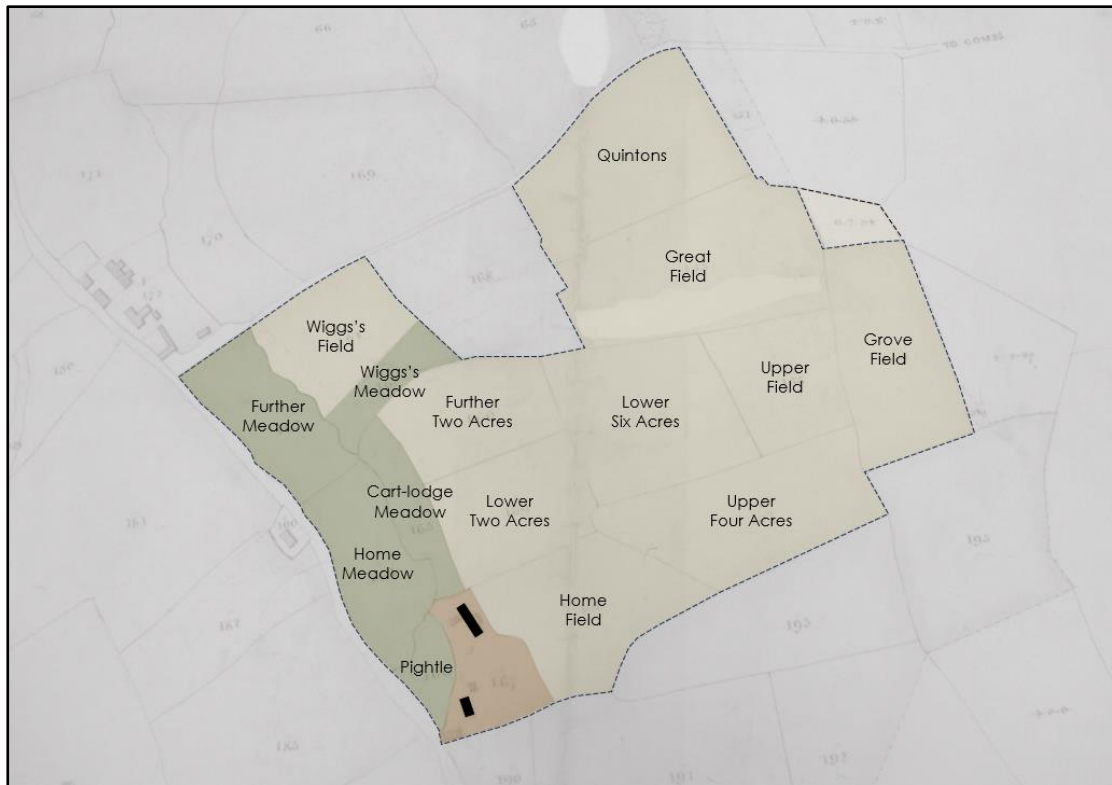


Fig.5 Field names (from 1840s tithe records)

Owner and occupier	Parish	Plot	Description	State	a.r.p
John Hunt	Finborough Magna	152	Quintons	arable	5.0.28
		153	Great Field	arable	5.2.3
		154	Grove Field (part of)	arable	3.2.38
		155	Upper Field	arable	2.1.5
		156	Lower Six Acres	arable	3.3.23
		157	Upper Four Acres	arable	4.0.5
		158	Home Field	arable	3.1.6
		159	Lower Two Acres	arable	2.1.30
		160	Further Two Acres	arable	2.1.11
		161	Wiggs's Field	arable	2.1.12
		162	Wiggs's Meadow	pasture	0.3.28
		163	Further Meadow	pasture	2.0.34
		164	Home Meadow	pasture	2.0.16
		165	Cart-lodge Meadow	pasture	1.0.6
		166	Pightle	pasture	0.1.37
		167	House and premises	-	1.1.35
			Combs	116	Grove Field (part of)
					43.3.35

Fig.6 Hunts Farm (from 1840s tithe records)

009 John Hunt³ died in 1848. In his will of 1846, *John Hunt³ of Great Finborough, farmer*, bequeathed the farm to his wife Mary for life and directed that, after her decease, the freehold property was to be sold by William Kemball² of Buxhall (c.1815-72), farmer, and the money distributed according to instructions contained in the will. Mary Hunt, who was the sister of William's father, William Kemball¹ of Buxhall (c.1781-1865), remained at *Hunts Farm* as was recorded in the census returns of 1851 and 1861. Mary died in 1863 and, in accordance with her late husband's will, William Kemball² then placed *Hunts Farm* for sale.

A small farm consisting of a dwelling house, barn, stables, and other buildings, and upwards of 44 acres of arable and pasture land, late in the occupation of Mrs Hunt, deceased (1863 advertisement).

010 It would appear that the Pettiwards of *Finborough Hall* acquired the farm at this date and their tenant, George Levett (c.1816-96), first appeared in the census return of 1871. George had married Elizabeth Fenner (c.1813-91) in 1840 and would remain the resident tenant of *Hunts Farm* until his retirement in 1893. George Levett, unlike Robert Pettiward (c.1819-1908) of *Finborough Hall*, was not listed in the return of owners of land in 1873. Robert succeeded Lady Hotham and was responsible for the rebuilding of the parish church (c.1874-7 by the architect Richard M. Phipson [c.1827-85]) of which the spire, a landmark in the surrounding countryside, was added in memory of his wife who died in 1877.

011 *Hunts Farm* had been renamed *Bridge Farm* by the date of the census return in 1881 and appeared as such on the OS map that was published following a survey in 1884. The 1885 map recorded the farmhouse (plot 148) and the barn (plot 147) as being served by a single access from *Valley Lane*. The size of the holding had increased to 48 acres by this date. The OS map was revised in 1903 and re-published in 1904. The farm premises had evidently been improved between these dates (1884x1903) with the redevelopment of the enclosed yards to the west of the barn which included the construction of south-facing open-fronted shelter sheds. These improvements were more typical of the mid-nineteenth century (1840-70) rather than the closing decades of the century. The latter witnessed a series of bad harvests and an increase in the import of grain and meat that led to a period of depression in agriculture in which there was little investment in farm buildings. An additional open-fronted shed was built in the early twentieth century (1903x24) as was recorded on the OS map of 1927 (revised 1924).

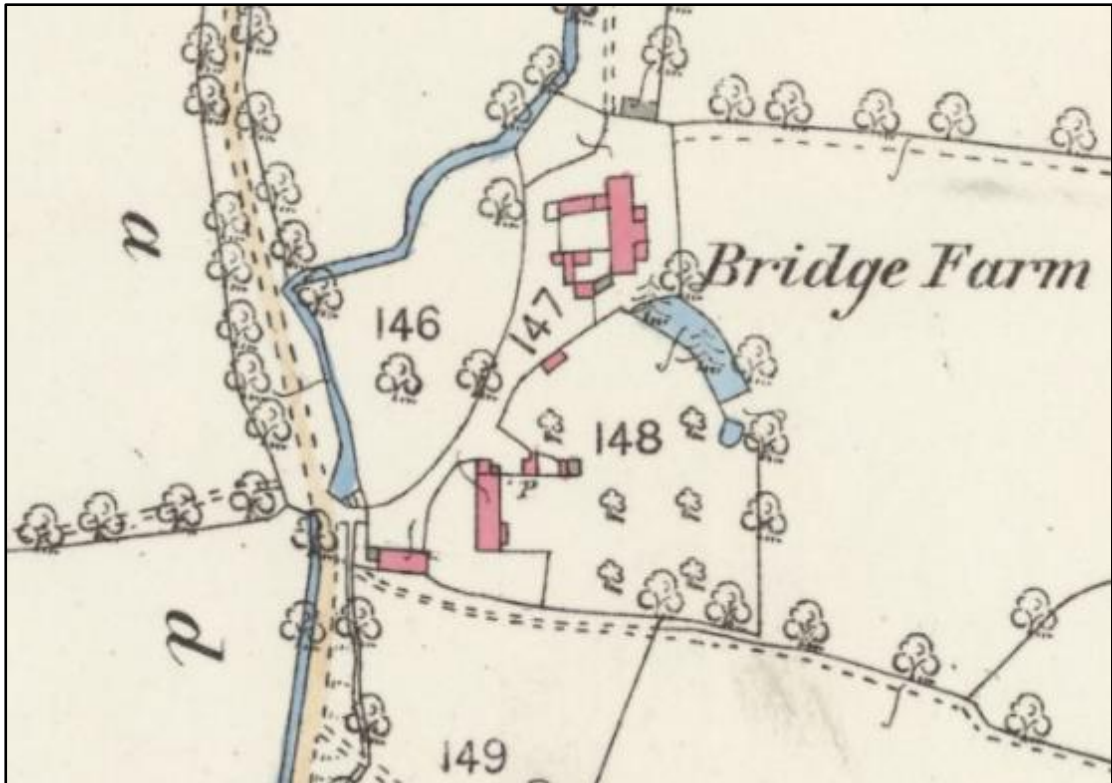


Fig.7 1885 OS map (surveyed 1884)

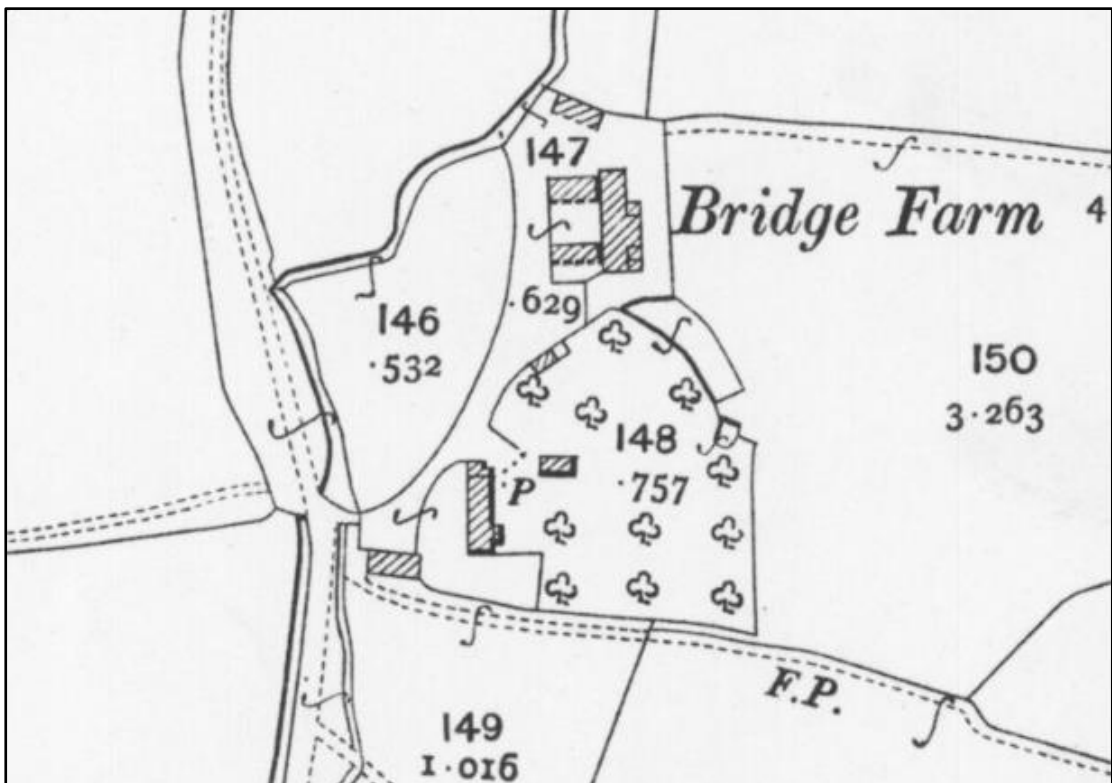


Fig.8 1904 OS map (revised 1903)

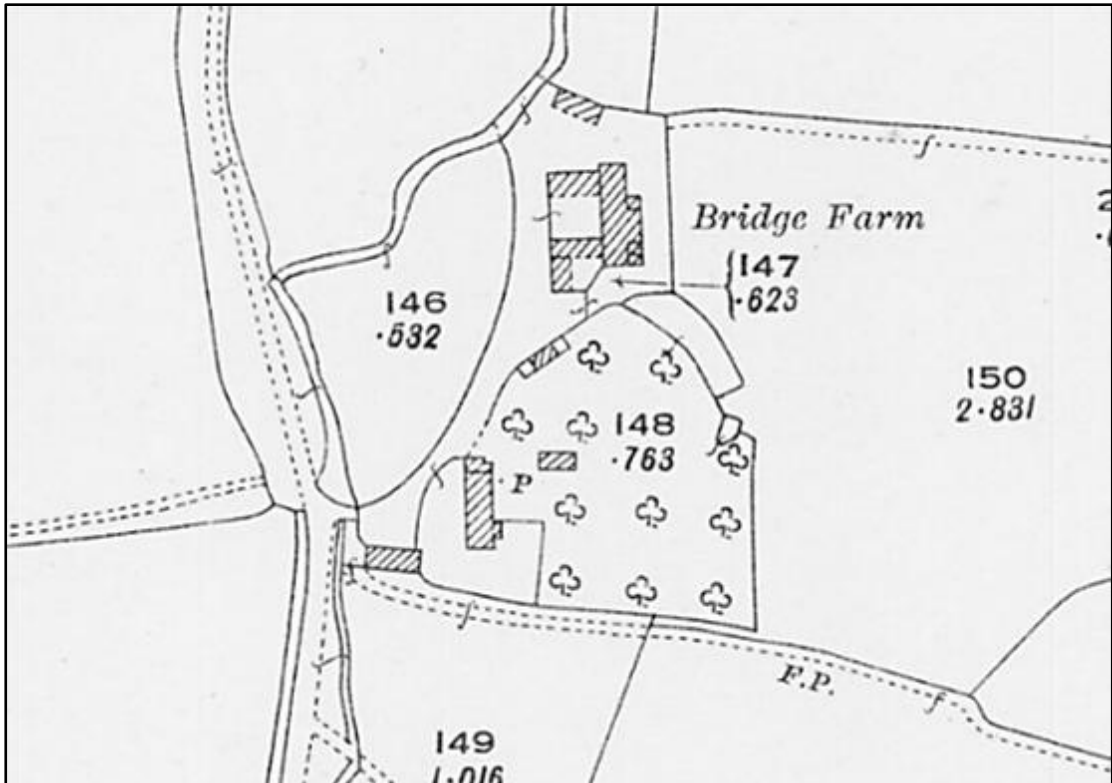


Fig.9 1927 OS map (revised 1924)



Fig.10 Part of Finborough Hall estate (1936)

- 012 Part of the *Finborough Hall* estate was sold in 1936 by Roger Pettiward (c.1906-42) who had inherited the property in 1933. The sale included eleven farms, one of which was *Bridge Farm*. The tenanted farm was offered for sale with 77 acres (77a.0r.23p) and was described as a compact holding, with a thatched farmhouse, and with premises that included a thatched barn, a stable, a chaff house, a loose box, a pair of shelter sheds with enclosed yards, and a four-bay cart shed.
- 013 *Bridge Farm* had increased in size to a 48-acre holding (1863x81) with the addition of an adjoining arable field (plot 168 [3a.3r.11p] in 1841; plot 153 in 1936) but had since lost a small part of *Further Meadow* for the construction of a pair of cottages (1903x24). The land use had remained constant since the 1840s, with the only change being the merger of four fields into two as shown on the slightly later photograph of 1943. The 48-acre farm was offered for sale in 1936 with an additional 29 acres which had been in the ownership of Lady Hotham and consisted of adjoining land to the south and a pair of cottages on the west side of the lane.

1840s (44 acres)				1930s (47¾ acres)		
Parish	Plot	Description	State	Parish	Plot	State
Finborough	152	Quintons	arable	Finborough	268	arable
Magna	153	Great Field	arable	Magna	266	arable
	154	Grove Field (part of)	arable		264	arable
	155	Upper Field	arable	}	262	arable
	156	Lower Six Acres	arable			
	157	Upper Four Acres	arable		261	arable
	158	Home Field	arable		150	arable
	159	Lower Two Acres	arable	}	152	arable
	160	Further Two Acres	arable			
	-	-	-		153	arable
	161	Wiggs's Field	arable		155	arable
	162	Wiggs's Meadow	pasture		156	pasture
	163	Further Meadow	pasture		159	pasture
	164	Home Meadow	pasture		158	pasture
	165	Cart-lodge Meadow	pasture		157	pasture
	166	Pightle	pasture		146	pasture
	167	House and premises	-	}	147	-
					148	-
Combs	116	Grove Field (part of)	arable	Combs	333	arable

Fig.11 Hunts Farm in 1840s and Bridge Farm in 1930s

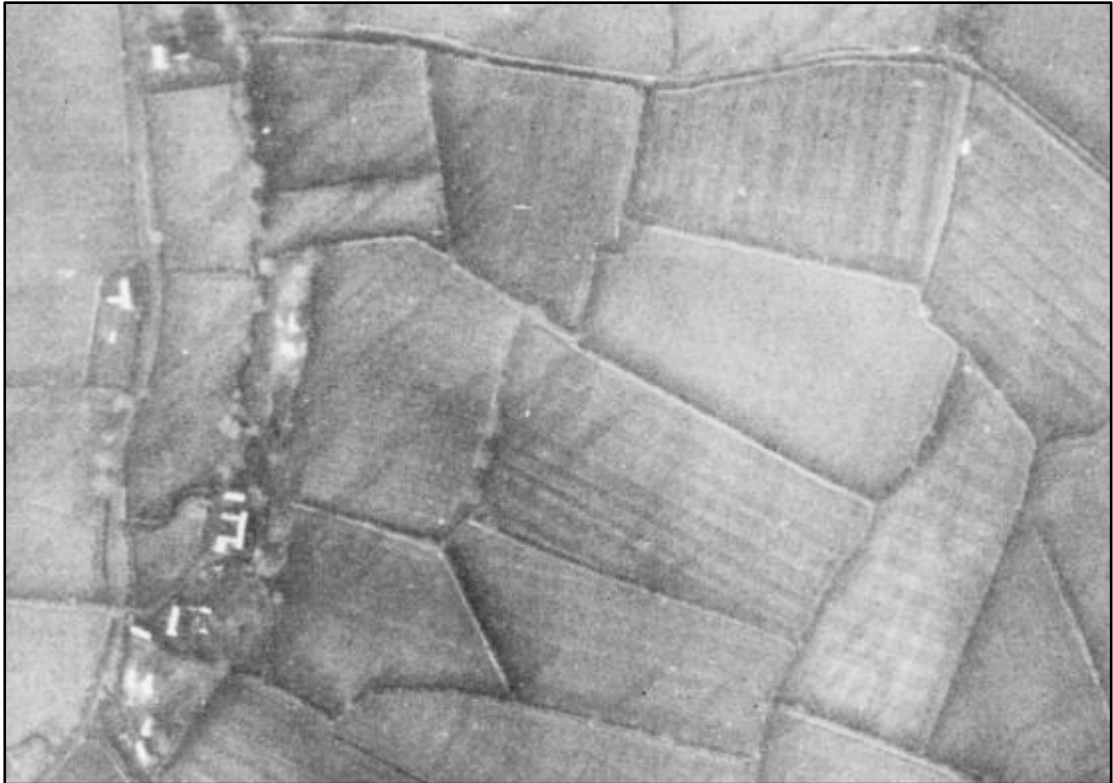


Fig.12 Land previously associated with Bridge Farm (USAAF 1943)



Fig.13 Land previously associated with Bridge Farm (2018)



Fig.14 View towards farmhouse with east slope in background



Fig.15 View towards farmstead from east slope

014 *Bridge Farmhouse* was initially assessed for its *special architectural or historic interest* in the mid-twentieth century (1947x50). The farmhouse subsequently appeared in a *Provisional List for Gipping Rural District* that was published in November 1950. The list entry suggested a construction date of the late seventeenth or early eighteenth century for the building.

Bridge Farmhouse. Late C17 or early C18. One storey and attic. Dormer and gable windows. Timber-framed, plastered, thatch. Three windows, casements. Six-panel fielded door (Provisional List 1950).

015 The former farmhouse was entered on the *Statutory List* in January 1988 and was classified as a grade II listed building. The list entry more accurately described the building as *fifteenth century* in origin with *alterations of the late sixteenth and seventeenth century*.

016 *Bridge Farmhouse* was constructed in the mid-to-late fifteenth century. The original building was most probably a four-bay timber-framed structure of one storey and attic with a roof that was half-hipped at both ends and provided with a covering of thatch. The building possessed a three-cell plan form which comprised a central two-bay open hall with a service bay to the south and a parlour bay to the north.

017 The hall was open to the underside of the roof and was divided into two unequal bays by an open truss with a cambered tie-beam and a pair of arch braces. The front and back doors of the house lay opposite each other at the low end of the hall and formed a cross-passage that would typically have been partly screened by boarded partitions. The front and back walls of the high-end bay incorporated tall window openings which housed diamond mullions above and below a central rail.

018 Beyond the low end of the hall would typically have been two service or storage rooms. These rooms would have been entered through a pair of doorways which lay side-by-side in the middle of the low-end wall. Beyond the high end of the hall lay a single room known as a parlour which served as the main bedroom and which would have been entered by a door at one end of the high-end wall. A stair at each end of the building would have led to the upper chambers which were used for storage purposes at this date.



Fig.16 Bridge Farm (c.1936)



Fig.17 Bridge Farmhouse (c.1936)



Fig.18 Bridge Farmhouse (NBR 1966)



Fig.19 Bridge Farmhouse (NBR 1966)

- 019 The original building was provided with a collar-rafter roof structure which remains smoke-blackened from an open hearth. The half-hipped roof at the north end of the building incorporated a small vertical gablet below the ridge which would have been left open in association with a need for either ventilation or, in this instance, smoke dispersal.
- 020 In the late sixteenth century the service bay at the southern end of the building was removed and a two-bay parlour was built in its place. The windows in the new timber-framed addition remained unglazed at this date and housed diamond mullions with sliding shutters. The enlarged building maintained an inline form, together with a roof that was half-hipped at both ends. The work would also have involved the relocation of the service accommodation to the other end of the building.
- 021 In the early seventeenth century a brick chimney-stack was constructed in the original cross-passage. Chimney-stacks were inserted into open halls from the beginning of the sixteenth century and this new stack would almost certainly have replaced an earlier chimney of timber-frame or brick construction with a single fireplace. The new red brick chimney possessed back-to-back fireplaces and its introduction was accompanied by the insertion of a floor in the open hall. The floor structure was supported on clamps on the side walls and, in contrast with that of the earlier parlour addition, the joists were now laid on edge.
- 022 It would appear that a lobby-entrance was not provided at this date. This was an arrangement in which the front door opened into a narrow lobby in front of a chimney stack which stood between the hall and parlour. Instead it would appear that the cross-passage had already been moved to the opposite end of the hall in the late sixteenth century. The fragmentary remains of an inserted screen of probable late seventeenth century date survives at the former high end of the hall.
- 023 The service end of the building was modified in the late eighteenth or early nineteenth century. An external chimney-stack and a lean-to addition were built against the end wall. The reconfiguration of the internal space included the removal of both a section of the original high-end wall and the inserted screen. A brick lean-to was built on the rear of the building in the nineteenth century and is accessed through a door opening located in the position of the back door to the original cross-passage. The earlier plaster finish that was applied to the outside of the building remains preserved in the roof-space of this addition.
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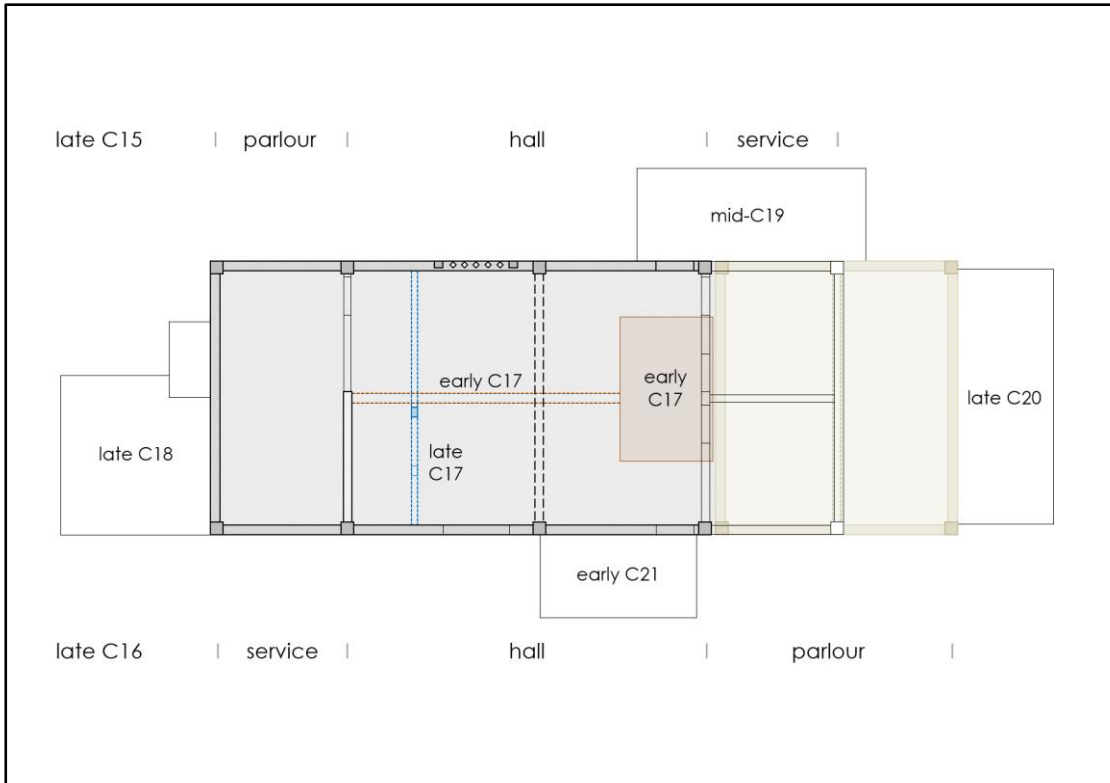


Fig.20 Indicative plan of evolution of building



Fig.21 Bridge Farmhouse (HEA 2003)



Fig.22 Front (west) elevation of farmhouse



Fig.23 Rear (east) elevation of farmhouse



Fig.24 Arch brace of original open truss in hall with later inserted floor



Fig.25 Mullions and central rail of original hall window with later inserted floor



Fig.26 Smoke-blackened components of original collar-rafter roof



Fig.27 Original vertical gablet at north end of roof

SYNOPSIS

- 024 The building known as *Bridge Farmhouse* has been included in a list of buildings of special architectural or historic interest. In legislation and designation criteria, the term special architectural or historic interest of a listed building is used to describe what, in planning terms, is referred to as the identified heritage asset's *significance*. Significance derives not only from a heritage asset's physical presence but also from its setting, and is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.
- 025 The former farmhouse was entered on the *List* in 1988. The grade II listed building was constructed in the mid-to-late fifteenth century and possessed a three-cell plan form with a two-bay open hall. In the late sixteenth century the service bay at the southern end of the timber-framed building was removed and a two-bay parlour was built in its place. In the early seventeenth century a chimney with back-to-back fireplaces was constructed in the original cross-passage and a floor was inserted in the open hall. The service end of the building was modified in the late eighteenth or early nineteenth century. *Bridge Farm* was acquired by the Pettiwards of *Finborough Hall* in the second half of the nineteenth century. The 44-acre property was previously known as *Hunts Farm* and had been owned by a family of that name for more than a century. The premises of the small farm included a timber-framed barn which, like the farmhouse, had a roof covering of thatch.
- 026 The significance of a place is the sum of its heritage values. *Bridge Farmhouse* possesses evidential, aesthetic, and historical value. The former farmhouse is of fifteenth century origin and was the principal building of an isolated farmstead. The building makes a contribution to local distinctiveness and has an historical functional relationship with the adjoining farm premises which is reinforced by their combined setting.

MANAGING CHANGE TO SIGNIFICANT PLACES

027 *Planning Practice Guidance* (2019) advises that any decisions where listed buildings are a factor must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act* (1990), as well as applying the relevant policies in the *Development Plan* and the *National Planning Policy Framework* (2021).

028 Sections 16(2) and 66(1) of the 1990 Act place a duty upon the local planning authority to have special regard to the desirability of preserving the listed building or its setting.

In considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16[2]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66[1]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

029 Preservation has been interpreted by the courts as meaning *to keep safe from harm* – that is, not harming the special interest of an individual building, its significance, as opposed to preventing any change. The desirability of preserving a listed building has been determined by the courts to be a consideration that must be regarded as having *considerable importance and weight*.

030 Section 38(6) of the *Planning and Compulsory Purchase Act* (2004) requires that, where regard is to be had to the *Development Plan*, decisions shall be made in accordance with the *Plan* unless material considerations indicate otherwise. In determining applications, the order of precedence of statutory duties would therefore appear to be to make a decision in accordance with the *Plan*, so far as it is material; to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest; and to have regard to any other material consideration. Whilst there is no explicit requirement to consider the *Plan* in determining an application for listed building consent, any relevant policy will be a material consideration.

031 The *Development Plan* for the district of Mid Suffolk includes Part 1 of the *Babergh and Mid Suffolk Joint Local Plan* which was adopted in November 2023. Part 1 of the *Joint Local Plan* contains policy LP19 (*The Historic Environment*) which has replaced the heritage-specific policies of the now superseded *Mid Suffolk Local Plan (1998)*.

1. Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.
2. In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:
 - a. include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and
 - b. if relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.
3. The Councils will:
 - a. support the re-use/redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent a viable use, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest;
 - b. support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;
 - c. support proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is sustained; and
 - d. take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.
4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting.
5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider

the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the NPPF.

6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England advice and guidance.
7. Where development is otherwise considered acceptable, planning conditions/obligations will be used to secure appropriate mitigation measures and, if appropriate, a programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible. (policy LP19; *Babergh and Mid Suffolk Joint Local Plan - Part 1 [2023]*)

032 The *National Planning Policy Framework (2021)* states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Conservation is defined as the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

033 The policies contained within the *NPPF (2021)* are material considerations in the decision-making process. *Designated heritage assets* are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 197; *National Planning Policy Framework 2021*).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 199; *National Planning Policy Framework 2021*).

Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 200; *National Planning Policy Framework 2021*).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202; *National Planning Policy Framework 2021*).

- 034 The building known as *Bridge Farmhouse* has been entered on the *List* of buildings of special architectural or historic interest and is a designated heritage asset for the purpose of planning policy. Balanced and justifiable decisions about change in the historic environment depend upon understanding the values of any affected heritage asset and, with it, the ability to understand the impact of a proposal on its significance. An assessment of any affected heritage asset provides a baseline for considering the impact of a proposal on its significance.
- 035 *Bridge Farmhouse* is a grade II listed building. The former farmhouse was constructed in the mid-to-late fifteenth century and possessed a three-cell plan form with a two-bay open hall. In the late sixteenth century the service bay at the southern end of the timber-framed building was removed and a two-bay parlour was built in its place. In the early seventeenth century a chimney with back-to-back fireplaces was constructed in the original cross-passage and a floor was inserted in the open hall. The service end of the building was modified in the late eighteenth or early nineteenth century. *Bridge Farm* was acquired by the Pettiwards of *Finborough Hall* in the second half of the nineteenth century. The 44-acre property was previously known as *Hunts Farm* and had been owned by a family of that name for more than a century. The premises of the small farm included a timber-framed barn which, like the farmhouse, had a roof covering of thatch.
- 036 The former farmhouse is of fifteenth century origin and was the principal building of an isolated farmstead. The building makes a contribution to local distinctiveness and has an historical functional relationship with the adjoining farm premises which is reinforced by their combined setting.
- 037 The earliest photographic evidence of *Bridge Farmhouse* dates from the sale of part of the *Finborough Hall* estate in 1936. There was a phase of alterations in the early twentieth century which pre-dates the sale of the farm. The description of the building that appeared in the *Provisional List* in 1950 was consistent with the appearance of the building in the 1930s. A pair of photographs taken in 1966 suggest that no further alterations of any note occurred until after that date.

- 038 Planning permission was granted in July 1977 for the construction of an entrance porch (ref. 0453/77). This addition was provided with a roof covering of thatch and is that shown in the photograph taken in 2003. The 1988 list entry duly recorded a *twentieth century thatched lean-to entrance porch*. This addition was replaced by a tiled porch following a grant of planning permission and listed building consent in February 2006 (ref. 1975/05 and 1976/05).
- 039 The 1988 list entry also mentioned the existence of *two twentieth century eyebrow dormers* and the fact that the *lower half of the original hall window* had its *diamond mullions exposed and glazed*. The eyebrow dormers (together with a block ridge) are evident in the photograph of 2003. Further changes made to the exterior of the building since it was photographed in 1966 included the replacement of windows and the construction of a conservatory at the southern end of the building.
- 040 The building therefore appears to have been the subject of a phase of alteration in the late twentieth century and a date in the late 1970s or early 1980s is probable.
- 041 The farmhouse remains a single residence but is no longer associated with the historic farm premises in terms of ownership or use. Planning permission was granted for the conversion of the barn to a separate dwelling in September 1998 (ref. 0656/98). Permission had originally been granted for conversion to a single dwelling in 1985 (ref. 0481/85) and for conversion to two dwellings in 1988 (ref. 0647/88). All three applications included the provision of a new means of access from *Valley Lane*.
- 042 *Bridge Farmhouse* was acquired by the current owners in October 2021. A scheme for the alteration and extension of the former farmhouse has since been developed in conjunction with the local planning authority. The *NPPF* (2021) states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. The submitted application includes proposals to address those alterations of the twentieth century and later that have a negative impact on significance. It is widely recognised that a change in ownership can present an opportunity for significance to be enhanced.

Demolition	Demolition of porch	C21 addition
	Demolition of conservatory	C20 addition
	Demolition of canopy	C20 addition
Alteration	Replacement of render cladding	C20 alteration
	Removal of render from chimney-stack	C20 alteration
	Blocking of 2 no. mullioned openings	C20 alteration
	Replacement of casement windows	C20 alteration
	Enlargement of window opening	-
	Reinstatement of window opening	C20 alteration
	Reinstatement of door opening	C20 alteration
	Unblocking of fireplace	C20 alteration
	Removal of inserted fireplace	C20 alteration
Removal of partition	C20 alteration	
Extension	Construction of single-storey extension	-

Fig.28 Schedule of proposed work

- 043 The porch to the main entrance door, together with the conservatory to the south and the canopy above the back door, are modern additions and all are proposed to be demolished.
- 044 The timber-frame is the primary structural component of the building and is made weather-tight with infill panels and external cladding. Buildings of traditional construction used permeable materials which were capable of absorbing and releasing moisture. Damp in the building fabric was therefore kept below the level at which decay would occur. With the repair and replacement of infill panels and external cladding, it is important that materials are used that are compatible with the traditional *breathing* performance of the building.
- 045 The condition of the timber-frame is often determined by the condition of the external cladding and infill panels and whether they have been repaired or replaced with inappropriate materials. Timber-framed buildings are vulnerable to decay when impermeable materials, such as cement-based renders, have been used in past programmes of repair. Cement-based render should not be used on timber-framed buildings as it impairs the traditional *breathing* performance and traps moisture within the fabric, causing damp and leading to the decay of the timber-frame and, ultimately, the loss of structural integrity.



Fig.29 Existing porch



Fig.30 Existing conservatory



Fig.31 Existing canopy and chimney



Fig.32 Existing render and windows



Fig.33 Existing window in hall



Fig.34 Existing partition in hall



Fig.35 Existing fireplace in parlour



Fig.36 Existing window in chamber

- 046 Twentieth century works to *Bridge Farmhouse* included the replacement of the external cladding of the timber-framed building with a cement-based render. It is proposed to replace this cladding with lime render on a backing of timber laths. The removal of the modern render will present an opportunity to assess the condition of the concealed structure of the timber-framed building and to undertake any necessary repairs.
- 047 The removal of the modern render will also reveal whether any historic infill panels survive. The absence of historic infill, either in the form of voids between the studs or areas of modern infill, will present an opportunity to insert appropriate forms of insulation between the frame components before the external cladding is reinstated. Permeable insulation, such as sheep's wool, would be compatible with the traditional *breathing* performance of the building. The new external cladding of lime render will then be finished with lime-wash.
- 048 Conditions should be imposed on any consent for the agreement of precise details of the above work which can only be determined upon the removal of the modern cement render and an assessment having been made of what survives and its condition.
- 049 The base of the chimney-stack on the north end of the building has been clad with a cement-based render. It is proposed to remove the modern render to expose the brick chimney and a condition should be imposed on any consent for the agreement of precise details of any work to be undertaken following the removal of the render.
- 050 Surviving historic windows are an irreplaceable resource and Historic England encourages the retention of windows that contribute to the significance of listed buildings. The north elevation of the former farmhouse has a two-light casement window on the upper floor. The diamond mullions of the fifteenth century hall window have been exposed and glazed, as have those in the end wall of the sixteenth century chamber. The other openings house casement windows of a *storm-proof* design which date from the late twentieth century.

Where historic windows (whether original or later insertions) make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair historic windows should be replaced with accurate copies. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, these replacements should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies (*Traditional Windows; Historic England 2017*).

Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building which is the desired outcome under national policy (*Traditional Windows; Historic England 2017*).

- 051 Historic England state in *HEAN2* that the replacement of unsuitable modern windows with more historically appropriate windows is likely to be an enhancement (*HEAN2: Making Changes to Heritage Assets; Historic England, 2016*).

Where a window that diminishes the significance of the building is to be replaced, the new window should be designed to be in keeping with the period and architectural style of the building. It may be possible to base the design on windows that survive elsewhere in the building or it may be necessary to look for examples in other buildings of the same period and style close by (*Traditional Windows; Historic England 2017*).

In cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design, consideration may be given to the installation of new slim-profile double-glazed replacement windows where the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive, and no incidental damage to the building fabric will result from the removal of the existing windows (*Traditional Windows; Historic England 2017*).

- 052 The late twentieth century casement windows of *storm-proof* design do not follow historic patterns. It can be concluded that these windows do not make a positive contribution to the significance of the building. An opportunity exists for considered change and for the enhancement of the heritage value of *Bridge Farmhouse* which is desirable in policy terms.

- 053 It is therefore proposed to replace these windows with new windows of a sympathetic historic pattern which is based on the character of the building. The windows will also incorporate slim-profile double-glazing. A condition should be imposed on any consent for the agreement of precise details of all new windows.
- 054 The exposing and glazing of the diamond mullions is inappropriate to the external character of the evolved building. It is proposed to remove the late twentieth century glazing and to conceal the openings in the hall and parlour chamber as part of the works to replace the external cladding. The diamond mullions will remain in situ and will continue to be expressed internally alongside other components of the timber-frame, whilst also being protected from the weather. The loss of light in the hall will be compensated by the replacement of the existing single-light window with a two-light casement window in an area of external wall that is devoid of historic fabric. Similarly, it is proposed to reinstate an opening in the chamber which can be seen in the photograph of 1966. The new opening will be smaller than previously existed and will house a single-light casement.
- 055 It is also proposed to remove three-quarters of the length of a partition which appears to be of late eighteenth or early nineteenth century date. The partition was formed in a position that was previously occupied by the late seventeenth century screen. This partition appears to have been inserted at the time that the service end of the building was modified which included the removal of a section of the original high-end wall. The rail and the one remaining stud of the inserted screen will be retained. It is proposed to retain one stud and one infill panel of the later partition and a condition should be imposed on any consent for the recording of the section that is to be lost.
- 056 Other proposed alterations which will reverse the late twentieth century works include the reinstatement of an external door opening in the mid-nineteenth century lean-to, the removal of the inserted brickwork in the parlour fireplace, and the formation of an internal opening in the heavily altered lower section of the chimney at the north end of the building. Conditions should be imposed on any consent for the agreement of precise details of the new door and for all works to both fireplaces (which should be informed by a structural engineer).



Fig.37 Proposed siting of extension viewed across entrance yard



Fig.38 Proposed siting of extension viewed across rear garden

- 057 The application also proposes the construction of a single-storey extension to provide the former farmhouse with a new kitchen and breakfast area. Historic England advises that new work should not dominate the existing building or its setting in either scale, material, or as a result of its siting. An assessment of a building's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.
- 058 The principle of constructing an extension in the form of a visually separate traditional outbuilding that is physically attached to the host building should be acceptable in this instance. Such an approach involves the placing of a traditional outbuilding of appropriate scale in an appropriate position and at an appropriate distance from the host building. The *linked* block will be rotated ninety degrees and will have walls clad with weather-boarding on a red brick plinth beneath a roof covering of clay pantiles complete with capped bargeboards.
- 059 The form and proportions of the *link* are equally important. A *minimal glazed link* can often be regarded as an incongruous addition to a building of traditional form and appearance. A building such as *Bridge Farmhouse* can normally be extended on its end elevation with a single-storey lean-to or an inline addition with a pitched roof. It is proposed to replace the modern conservatory with an inline extension that would read as an acceptable addition in its own right. The existing door opening in the end wall of the farmhouse would be utilised and the form of the new range would have regard for the thatched hip. The inline extension would be attached to the gable end wall of the kitchen block by a *link* of a form and appearance that matches the inline range.
- 060 The composition would be seen in views from *Valley Lane* from the west and from the south. The kitchen block would appear as a visually separate traditional outbuilding set behind the side extension in views across the entrance yard and above the boundary hedge in views across the adjacent field. Conditions should be imposed on any consent for the agreement of precise details of windows and doors, brickwork, roof tiles, weather-boarding, and external finishes.
- 061 The local planning authority has confirmed its support in principle for the proposals and, in particular, the *linked outbuilding* approach, subject to the scheme including the proposed lowering of the ground level beneath the kitchen block (ref. DC/23/00795 and DC/23/04441).

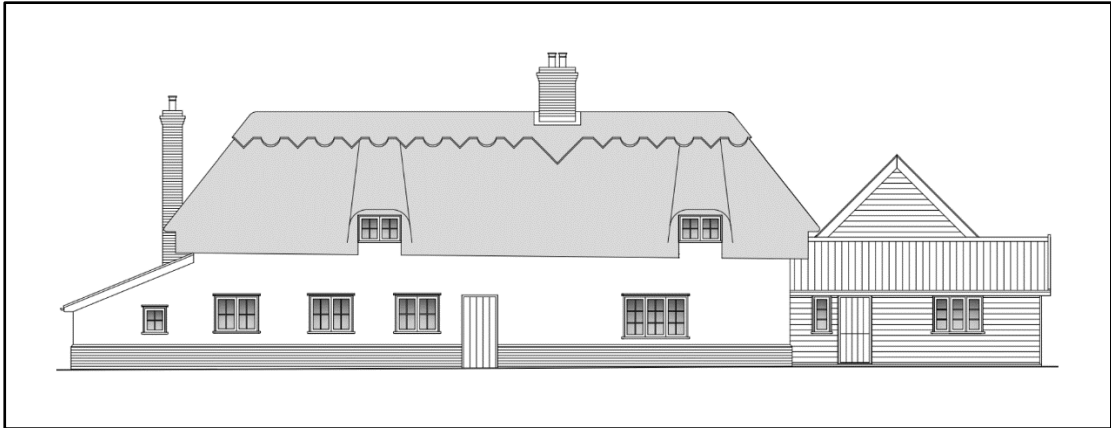


Fig.39 Proposed front (west) elevation (Tim Moll Architecture)



Fig.40 Proposed side (south) elevation (Tim Moll Architecture)

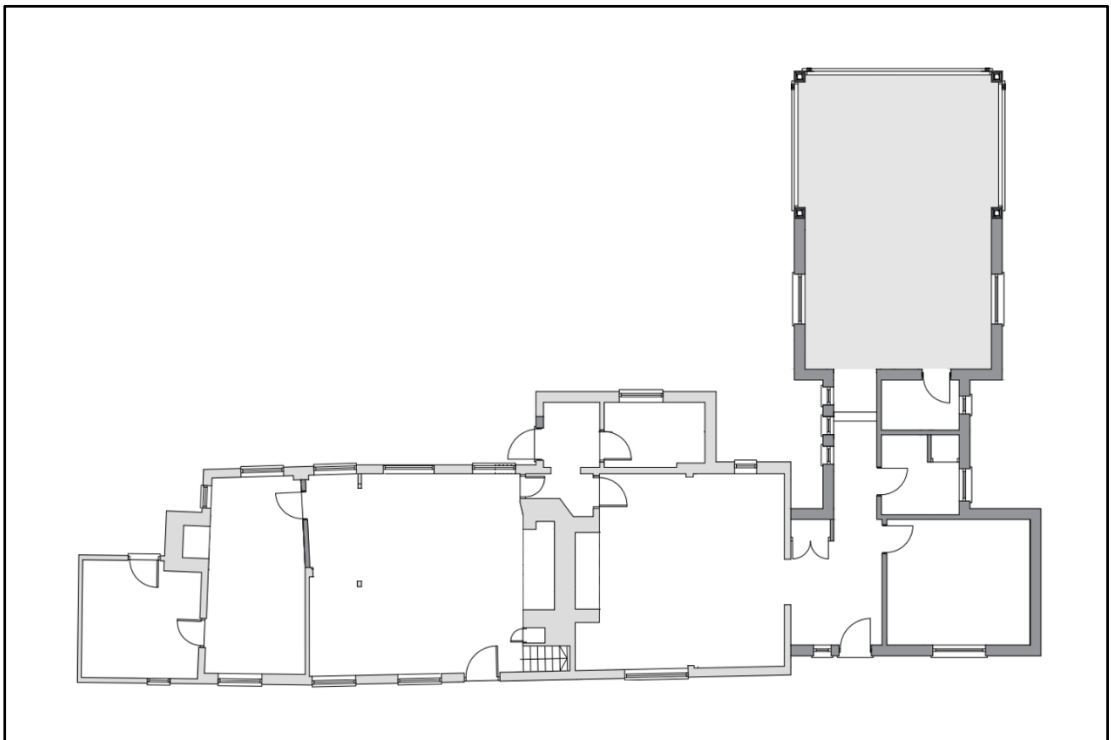


Fig.41 Proposed ground floor layout (Tim Moll Architecture)

CONCLUSION

- 062 Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. An understanding of the significance of a heritage asset should result in the development of a proposal which avoids or minimises harm. What matters in assessing whether a proposal may cause harm is the impact on the significance of the heritage asset.
- 063 The building known as *Bridge Farmhouse* has been included in a list of buildings of special architectural or historic interest. The assessment of the affected heritage asset has provided an understanding of its heritage values. The former farmhouse was constructed in the mid-to-late fifteenth century and possessed a three-cell plan form with a two-bay open hall. In the late sixteenth century the service bay at the southern end of the timber-framed building was removed and a two-bay parlour was built in its place. The building was further altered in the early seventeenth century and again in the late eighteenth or early nineteenth century. The 44-acre property was previously known as *Hunts Farm* and had been owned by a family of that name for more than a century. The farmhouse, which was the principal building of an isolated farmstead, makes a contribution to local distinctiveness and has an historical functional relationship with the adjoining farm premises which is reinforced by their combined setting.
- 064 There is a requirement in this matter to make a decision in accordance with the *Development Plan*, to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest, and to have regard to any other material consideration. The proposals have been designed to not cause harm to the identified values of the affected heritage asset and therefore would not cause harm to its significance. It may be concluded that the proposals satisfy the statutorily desirable objective that is contained within sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act (1990)*. It may also be concluded that the proposals do not conflict with the heritage-specific policies that are contained within both the *National Planning Policy Framework (2021)* and Part 1 of the *Babergh and Mid Suffolk Joint Local Plan (2023)*.