

**Brief Heritage & Planning Statement in support of a Variation of condition application at
Hurrells Farm, Boxford Lane, Boxford,
Suffolk, CO10 5JY**



Introduction

This statement accompanies an application for the Variation of condition to alter the approved drawing numbers to reflect the minor alterations to the proposal, it is intended to assist in the decision making and determination of the application.

The site is located on the northern side of Boxford Lane, midway between the settlements of Boxford and Newton. It is occupied by two single storey historic outbuildings of brick and flint which are curtilage listed, associated with the Grade II listed Hurrell's Farmhouse located to the northwest.

The site is in open countryside remote from any development and has its own vehicle access, separate from the vehicle access serving the listed farmhouse.

The site is in the designated Special Landscape Area, though is not within a Conservation Area.

The site is in Flood Zone 1.

Proposal.

Following the conditional approval of DC/20/04874 & DC/20/04875, land the barns sit upon has been separated from Hurrell's Farm and the site now benefits from additional land to the rear within the new ownership.

Now that the proposed dwelling has access to land at the rear (north) its suitable to propose windows and doors now opening to land within the new ownership (but outside of the planning curtilage) and for views across the surrounding farmland, layouts have also been adjusted to suit the new owners as marked on drawing 2565-P01.

It is Proposed that the extension which joins the two existing barns is finished in black timber weatherboard cladding with a red multi brick plinth, Black powder coated aluminium fenestration, the roof is to be clad in clay pan tiles, all to form a traditional looking barn in keeping with other barn conversions in the local area.

The existing barn to the north will be finished in existing brickwork to the north, with all other elevations being as existing rendered finish, Black powder coated aluminium fenestration, the roof is to be clad in existing slates, all to form a traditional looking barn in keeping with other barn conversions in the local area.

Access

There is no proposed change in access to the site or buildings.

Conclusion

The above information is a summary of the alterations to the existing approved scheme at Hurrell's Farm (DC/20/04874 & DC/20/04875) and are shown on drawing 2565-P01 to vary the approved drawing number from 2657-06 D.

As previously noted, the scheme is a textbook rural building conversion. the proposal will realise the retention, reuse and upgrade of curtilage listed heritage assets. the works will contribute to an understanding and appreciation of their historical significance, in addition to ensuring their preservation for future generations, a positive heritage outcome supported by local and national policy. the conversion works, whilst domestic, will not adversely impact the rural setting of the buildings. residential amenity is safeguarded and internal amenity for future occupants of the converted building will be of a high standard.

Listing Information For Hurrells Farm:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1033582

Date first listed: 09-Feb-1978

List Entry Name: HURREL'S FARMHOUSE

Statutory Address: HURREL'S FARMHOUSE, BOXFORD LANE

County: Suffolk

District: Babergh (District Authority)

Parish: Newton

National Grid Reference: TL 93786 40466

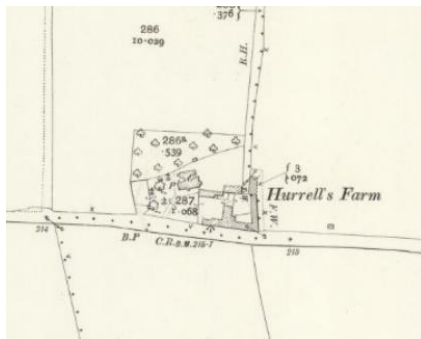
Details

BOXFORD LANE 1. 5377 Newton Hurrell's Farmhouse TL 94 SW 9/725 II

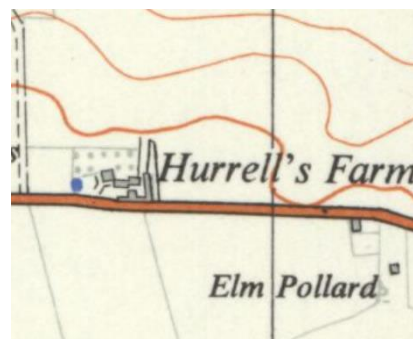
2. A C16-C17 timber-framed and plastered house with a cross wing jettied on the upper storey on curved brackets at the east end. 2 storeys and attics. 4 window range, casements with leaded lights (C20) and C19 stucco square label moulds. A C19 gabled porch with a Gothic arched doorway projects on the front. Roof tiled, with 2 original chimney stacks with 2 and 3 octagonal shafts.

Listing NGR: TL9378640466

OS Maps showing existing Barns up to 1970 including barns which have been demolished.



1841-1952



1950 - 1970

Existing Building

