



HERITAGE STATEMENT

**Bridge Farm Barn
Halesworth Road
Chediston
Halesworth
Suffolk**



Client: Mr & Mrs G Downing
Bridge Farm
Halesworth Road
Chediston
Halesworth
Suffolk IP19 0AE

Prepared by: The Morton Partnership
Brunel House
Norwich Road
Halesworth
Suffolk IP19 8HX

Date: December 2023

Ref: IM\MM\22741-hs01_REV A

Introduction

Bridge Farmhouse is a Grade II Listed C15 property. It is situated in the small village of Chediston, near the market town of Halesworth, Suffolk. There is a barn and a number of other outbuildings associated with the property. This application relates to the barn, which is therefore considered curtilage Listed.

The Listing description from Historic England's National Heritage List for England is shown below. Please note that these Listing descriptions are not always accurate or up-to-date.

TM 37 NE CHEDISTON HALESWORTH ROAD

3/16 Bridge Farmhouse - - II

Farmhouse. C15 core with much subsequent alteration, especially in C18 and early C19. L shape plan, the rear wing added C18 or C19. Timber framed and plastered, with small remains of panelled plasterwork on the facade; roof with modern pantiles at the front and clay pantiles at the rear. 2 storeys and attic. 3 cell form with cross-passage entry. 3 windows, C18-C19 casements; doorway with 6-panel door (the upper 2 panels glazed), architrave, frieze and bracketed hood. Internal stack to front and gable end stack to rear. Single storey colourwashed brick C19 addition set forward to left. There is a particularly good dais beam carved with double crenellations below which is a series of flower motifs; a small part of another crenellated beam is visible in the cross-passage. The room to the right of the cross-passage has exposed framing and joists and a large 5-light blocked window with chamfered mullions. Early C19 well stairs. The roof was renewed in C18.

Listing NGR: TM3579877608

The Listing description should be read with care, as they are not always accurate or up-to-date. However, it provides a useful guide to the history of the building.

The proposal requires Planning Consent.

Understanding the Building and Boundary

The barn is part of Bridge Farm and is of timber frame construction. The barn was refurbished and converted in 2006 for business use to provide an additional income stream for Bridge Farm.

The barn suffered major fire damage in December 2017 and was sympathetically repaired and rebuilt during 2018. Planning and Listed Building Consent was granted for the repair and rebuild works under application numbers DC/18/2174/FUL and DC/18/2175/LBC.

The property is accessed off Chediston Street onto a private driveway leading towards the barn and other properties on site. Towards the north of the Barn is Chediston Street, to the east are other farm buildings used for storage, to the south of the Barn is a working farm and to the west of the Barn is the farmhouse itself.

Assessment of Historical Significance

Bridge Farmhouse is Grade II Listed, but the barn is not Listed in its own right. It is considered curtilage Listed and to be of little historic significance.

Historic England's Listing description for the farmhouse is included in Appendix A.

Managing Change

The proposal seeks to gain Planning Consent for change of use from Occupational Therapy Assessment Centre (Use Class E) to Holiday Let (Use Class C).

As the barn has been used as a business premises since its conversion in 2006, it is believed that the change of use to a Holiday Let will have no impact on the setting of the listed Farmhouse.

This is because there will be no change in external appearance and the existing vehicular access arrangement for the barn will remain. The barn is accessed via a separate access way to the Farmhouse. The Listed Farmhouse has its own driveway.

Proposals & Mitigation

There will be no proposed external or internal alterations caused by the proposed change of use.

The barn will remain as is and the accessibility features (through floor lift, stair lift, adapted kitchen and adapted bathroom) will remain in place also. The only change will be room layouts.

Please refer to the submitted TMP drawings.

Access

Access to the barn will not be affected by any of the works and the ramped access to the main entrance will remain.

APPENDIX A

HISTORIC ENGLAND LISTING DESCRIPTION

BRIDGE FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1377328**

Date first listed: **19-Mar-1985**

List Entry Name: **BRIDGE FARMHOUSE**

Statutory Address 1: **BRIDGE FARMHOUSE, HALESWORTH ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **BRIDGE FARMHOUSE, HALESWORTH ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **East Suffolk (District Authority)**

Parish: **Chediston**

National Grid Reference: **TM3579877608**

Details

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Legacy

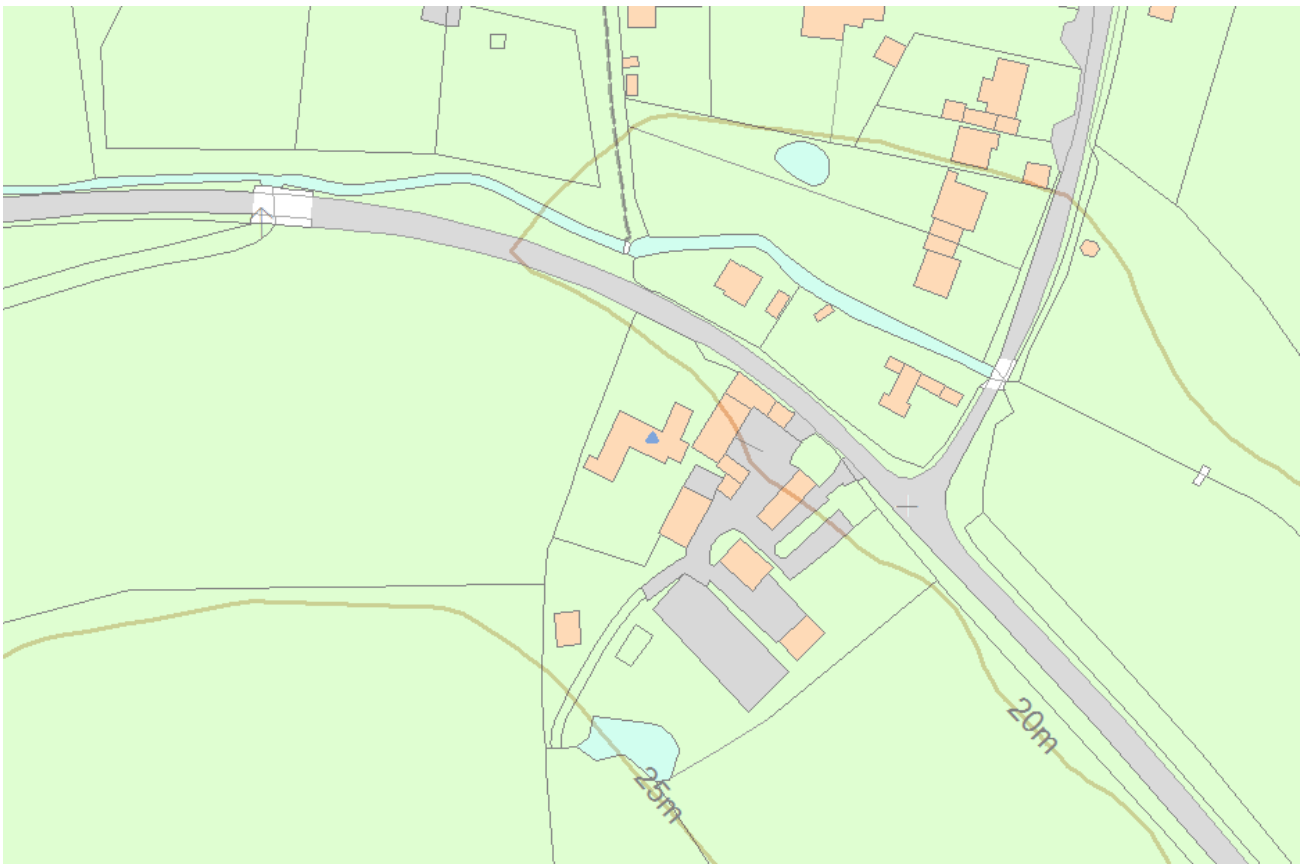
The contents of this record have been generated from a legacy data system.

Legacy System number: **286035**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 03-Jan-2024 at 10:33:38.

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End of official list entry

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