

AHP 17MFPR 01 Heritage Statement

17 Model Farm Park Road Combs Suffolk IP14 2JG

SCALE @ A4:

Design and Access Statement

17 Model Farm, Park Road, Combs, IP14 2JG

This Design and Access Statement has been prepared to support the Listed Buildings Planning Application for replacement windows

1. Special architectural or historic interest

Analysis of the building's special interest, including the sequence of its historic evolution.

The property comprises a mid terraced barn conversion. The original building is likely to date back to the 19th century when it comprised part of a complex of outbuildings belonging to Model Farm. The building was previously used as a cow shed, and for storage and other ancillary farming usage.

The redundant farm buildings were converted into 17 attached dwellings around 20 years ago. This property appears to have been little altered since its conversion.

The property is Listed Grade II as being of architectural or historical importance.

2. Setting

Analysis of the building's setting, including the building's relationship and contribution to its surroundings.

Model Farm is a sympathetic conversion of historic barns and farm outbuildings standing amongst grounds of several acres in the small scattered village of Combs. No. 17 is situated on an elevated site with views out towards Stowmarket to the front of the property.

The property is set back from a minor road (Park Road) which leads into Stowmarket. Stowmarket is a small town with a good range of shops and facilities, main line railway station and good road links via the main A14 trunk road.

3. Fabric

Analysis of the building's fabric, including the extent of surviving historic materials and construction.

There is a double pitched main roof with a covering of secondhand slate (the roof was stripped and recovered as part of the general refurbishment work, and secondhand slates were used). The front section of the roof is pitched with the rear slope running into a central valley gutter. There is then a further similarly pitched roof over the rear part of the building.

The main external walls are of 9" solid brickwork with 13" brick plinth, part infilled with mainly a facing brick finish and more modern cavity brickwork to the front. It is clear that a lot of repairs and refurbishment to brickwork were carried out during the conversion programme.

In the centre of two veranda areas to the front of the property is a projection which has effectively infilled what would have been a large open stable/cart shed. The side walls are modern cavity brickwork with a facing brick finish. Brickwork to the rear elevation appears to be of original solid brickwork with facing brick finish.

There is mainly original softwood cladding to the front over the two veranda areas.

4. Features

Analysis of any features, which contribute to its special interest.

The main feature of the property is that its appearance is that of a cow shed that has been converted into a house. There is one opened but covered veranda area to the front of the property.

The front wall to the "infill" area has had an old lower brick arch bricked in.

Based on analysis of the building, about the proposal:-

5. Principles

State what principles or approach has been adopted to protect the building's special interest and setting.

The new windows represent a seamless, like-for-like upgrade that preserves the integrity of the architectural features. They not only maintain the aesthetic charm but also enhance overall functionality, ensuring a superior replacement without any compromise or detriment to the structure.

If there is potential impact on the building's special interest, its features, fabric or setting:-

6. Justification

Explain why the proposal is desirable or necessary.

The installation of these windows is crucial for optimising the building's energy efficiency. By upgrading to these windows, we aim to significantly improve U-values and enhance heat retention.

7. Mitigation

State what measures are proposed to minimise or mitigate the impact.

The installation of these windows will strictly adhere to the manufacturer's guidelines, ensuring precision and reliability. Employing a non-invasive construction method is a deliberate choice to safeguard the existing building fabric. This approach guarantees that the upgrade seamlessly integrates with the structure, prioritising both efficiency and the preservation of the building's original integrity.

