



Heritage Statement

On behalf of Caragh Pell

Barn 2, Hill Farm, Mellis Road, Burgate, IP22 1QD

Variation of condition 2 of Listed Building Consent 2204/07 Minor alterations to Barn 2

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1 Introduction

- 1.1 This Statement of Heritage Significance has been prepared on behalf of the Caragh Pell (the Applicant) to accompany a non-material amendment application relating to Barn 2 of a previously-approved scheme at Hill Farm, Burgate (reference 1677/06 and 2204/07).
- 1.2 This statement sets out the significance of the heritage asset and assesses any potential harms associated with the proposals.

2 Site description

- 2.1 Barn 2 forms part of a group of farm buildings associated with Hill House. Situated approximately 500m east of Burgate parish church and on the northern side of the farmstead, the barn is not listed in its own right, but is curtilage listed as part of Hill House (Grade II).
- 2.2 The barn was approved for conversion in 2007 as part of a wider scheme to convert the Granary to the south. Works on this barn have been completed.

3 Proposal

- 3.1 This application seeks to formalise minor alterations to the approved scheme for the conversion of Barn 2.
- 3.2 Most of the proposed changes are internal; the only external changes relate to altered windows. No changes are proposed to the structure or scale of the barn.
- 3.3 The ground floor will be reconfigured, with the kitchen repositioned to the opposite end of the barn.
- 3.4 The changes are listed below for ease:

Internal

1. Ground floor
 - a. Previously approved kitchen will now serve as double bedroom, en-suite, lobby and storage, with living area in position of previously approved dining area.
 - b. New stud partition walls.
 - c. Frame to remain unaltered.
2. Ground floor

- a. Bedrooms to be reconfigured into utility, WC, store and large kitchen.
 - b. Internal stud partition walls to be added.
 - c. None of original structure will be altered.
3. First floor –
 - a. Void on west end of barn to be infilled to provide two bedrooms above, plus bathroom.
 - b. Internal stud partition walls to be inserted.
4. First floor
 - a. Bedrooms and bathrooms on eastern end to be reconfigured to provide two double bedrooms and one bathroom.
 - b. Internal stud partition walls to be added.
 - c. No changes to frame.

External

5. Northern elevation
 - a. one additional small window to ground floor to provide natural light to en-suite.
 - b. Single window to be increased to two to provide additional light to living area.
 - c. Two windows on eastern end to be modified to French doors to repositioned kitchen.
 - d. Two small skylights to be added to light first floor bathrooms and add symmetry to roof.
6. Southern elevation
 - a. matching symmetrical windows to first floor to light bedrooms.
 - b. Small window on ground floor (east side) to be enlarged to match first floor.
7. Eastern elevation
 - a. Small ground floor window to be enlarged.
 - b. New window to first floor
8. Western elevation
 - a. Additional full-height window to ground floor

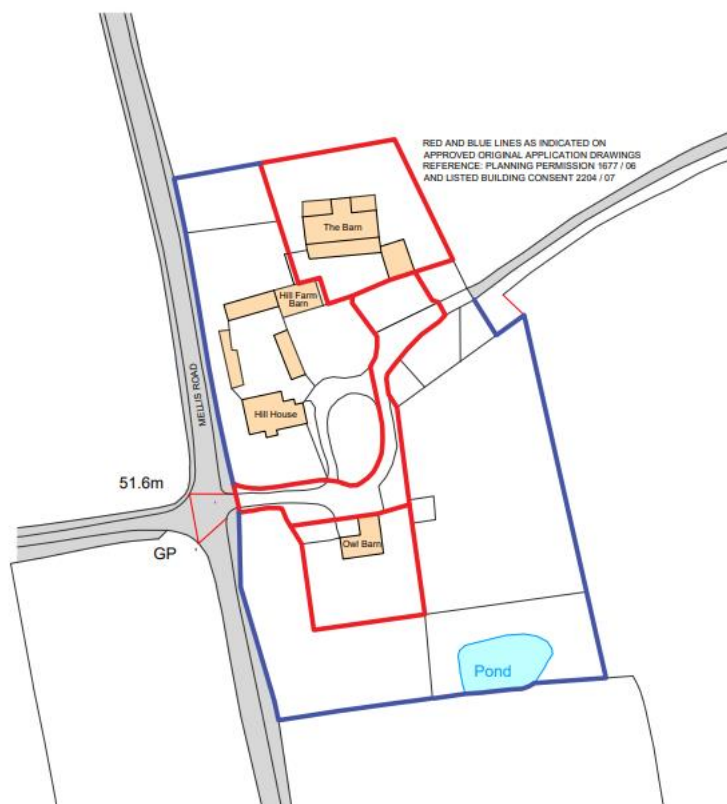


Figure 1: Location Plan. Only The Barn is affected by this application

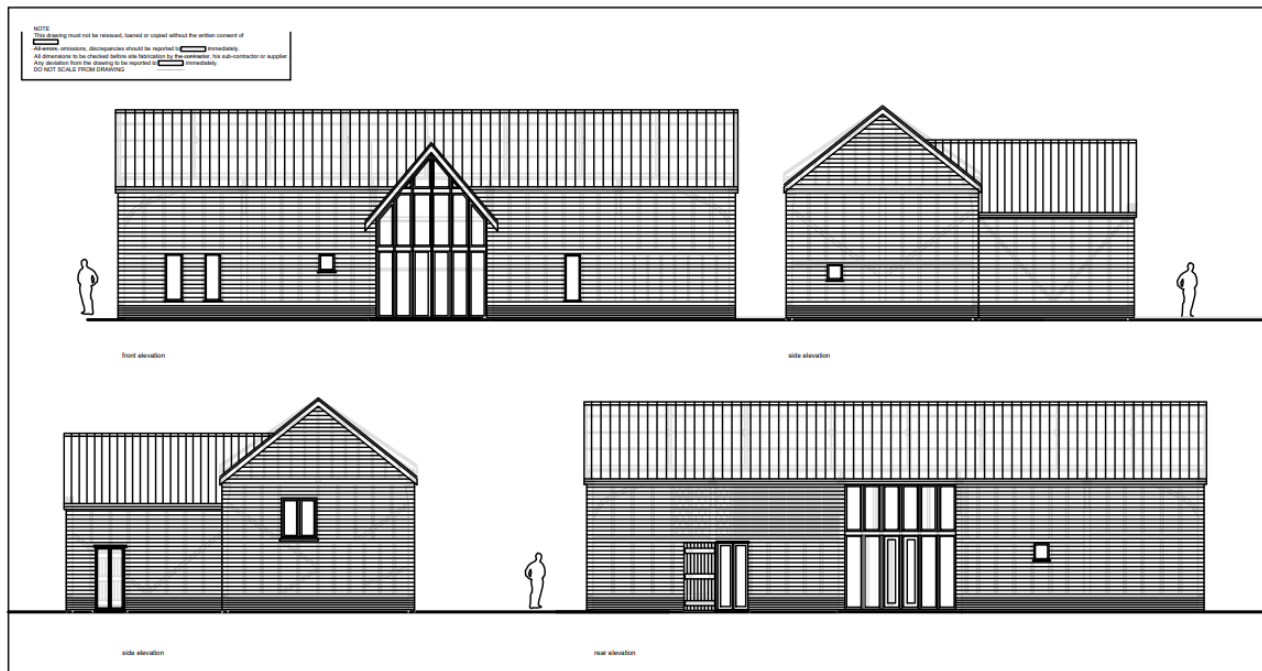


Figure 2: Approved proposed elevations

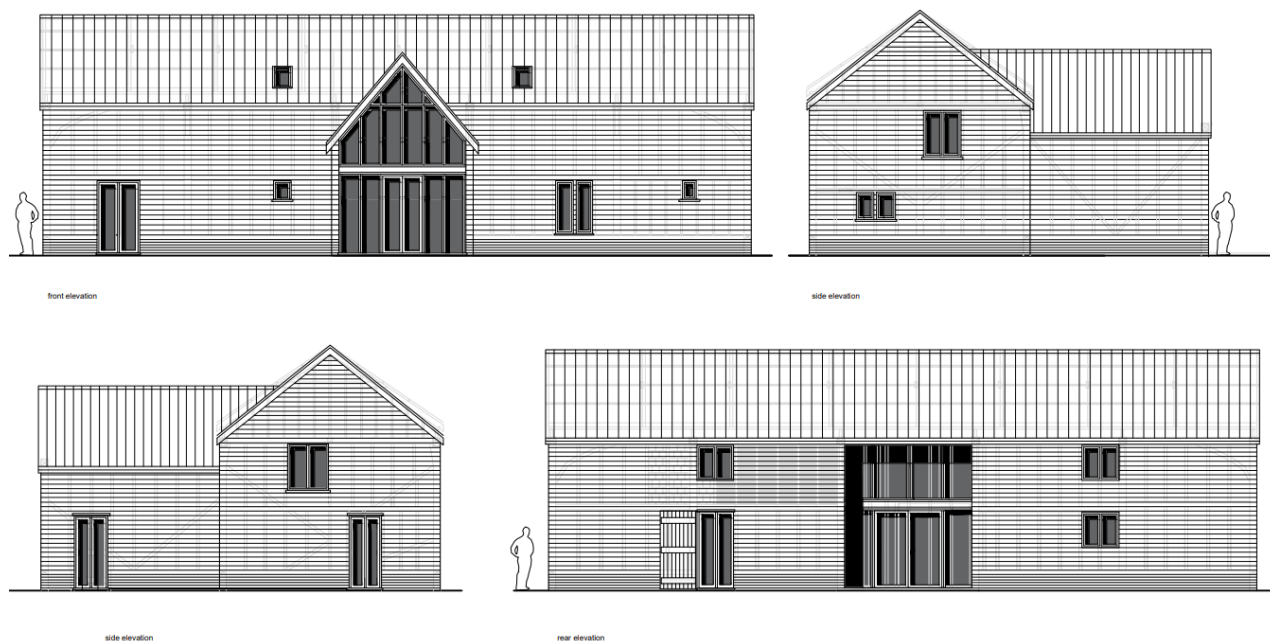


Figure 3: Proposed elevations

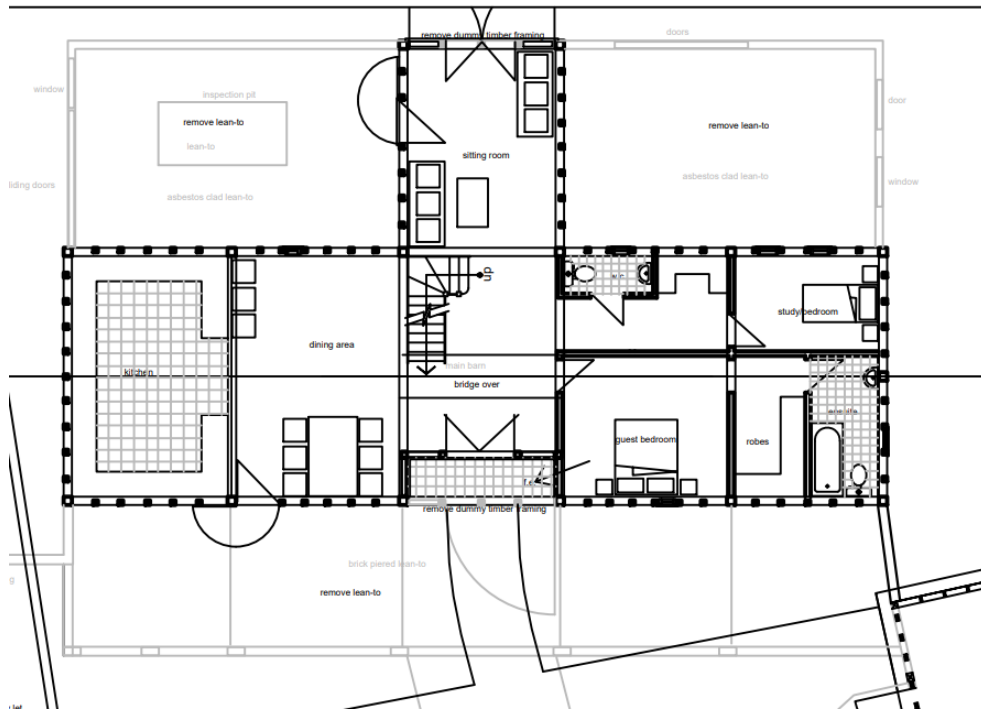


Figure 4: Approved proposed ground floor plan

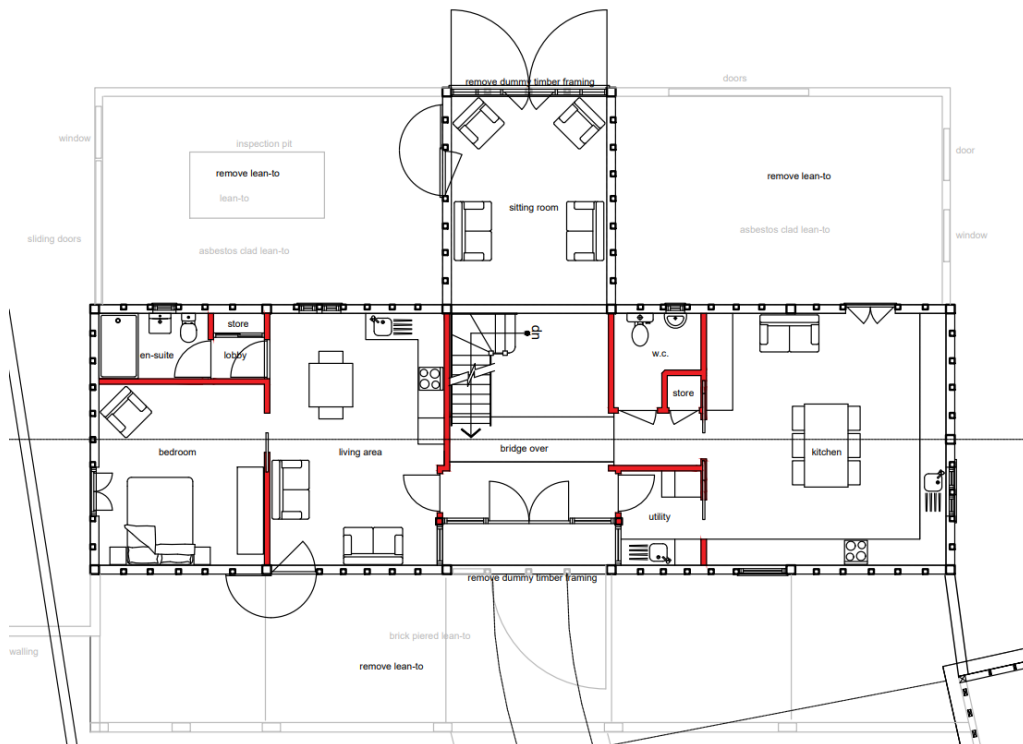


Figure 5: Proposed ground floor plan

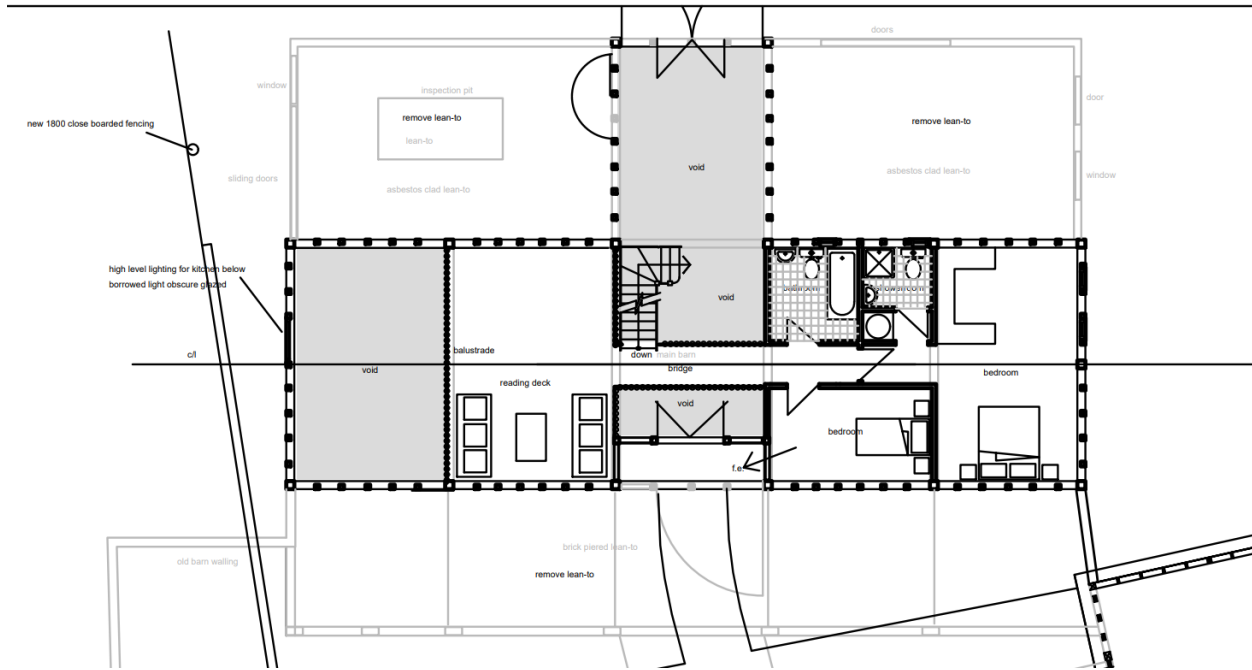


Figure 6: Approved proposed first floor plan

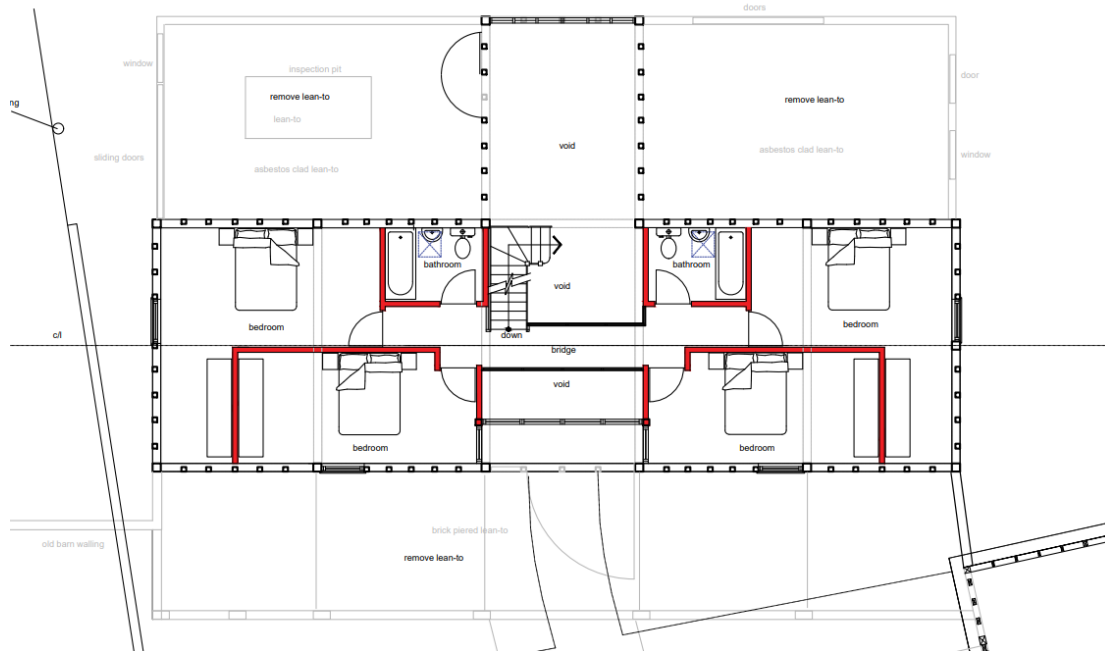


Figure 7: Proposed first floor plan

4 Designation records

- 4.1 None of the barns at Hill House Farm are listed in their own right, but are curtilage listed in association with Hill House, which is Grade II Listed. A copy of the listing entry is provided below:

| | |
|----------------------|--------------------------------------|
| Heritage Category: | Listed Building |
| Grade: | II |
| List Entry Number: | 1352238 |
| Date first listed: | 17th November 1987 |
| List Entry Name: | HILL HOUSE |
| Statutory Address 1: | HILL HOUSE, MELLIS ROAD |

Details

Farmhouse. Probably early C17, cased and part reroofed early C19, part rebuilt and extended late C19. Timber frame, plastered with some red brick casing. Steeply pitched black glazed and machine pantiled roofs. Appears as 3 cell lobby entry front range with parallel 2 cell block to rear centre and left, earlier sections are to rear and front left, original plan obscure. 2 storeys and attics. Entrance to left of centre in a gabled porch, 6 fielded panelled architraved door with a rectangular fanlight, wavy bargeboards. C19 2-light architraved glazing bar casements, ground floor hoodboards. Boxed eaves. Axial ridge stack with moulded capping to 3 conjoined diagonal flues. Left gable end small attic casement, exposed plates and purlins. Parallel range to rear has a slightly lower ridge, exposed purlins to rendered left gable end. To rear: red brick facing, ground floor, entrance to right with 6 reeded panelled door, blind entrance to left, 2 recessed 2-light casements. First floor 16 pane sash and a 3-light leaded casement. Central ridge stack. Roof hipped to inner brick faced return with varied casements and a C20 lean- to entrance porch. Interior: left cell of front range has ground floor close studding, ogee stop chamfered axial binding beam, runout chamfered joists, stop chamfered fireplace bressumer, first floor bar stop chamfered binding beam, double purlin roof with lower butt purlins, upper clasped purlins, reverse curved windbraces, to centre all rebuilt, to right all C19. Rear bays have altered framing on ground floor, first floor 6-light ovolo mullion and transomed and 3-light diamond mullioned window openings. Close studding. (East Anglian Miscellany 1922, pp8-9).

Listing NGR: TM0871475875

- 4.2 Hill House and its associated barns were the subject of a Historic Building Record undertaken in October 2010 in fulfilment of a condition of the original planning permission. The report accompanies this application and should be read in conjunction with this statement.
- 4.3 Barn 2 is described in this Record as an 'early-17th century multi-function five-bay barn and detached stable':

2. Early-17th century timber-framed and weatherboarded barn of five bays with modern roof of corrugated iron. Originally rendered externally and with two internal partitions dividing a three-bay central threshing barn with southern entrance from single-bay sheds at both ends. The eastern shed with a cross-entry against its gable in the manner of a stable and the western shed with a single entrance door at the southern end of its gable and of uncertain purpose. Converted into a single 5-bay barn in the early-19th century and now used as a workshop. The framing of the front and rear elevations largely intact and of good quality with mid-rails and trenched braces, but both gables substantially rebuilt in the 19th century and the roof structure replaced in the 20th century. Fragmentary remains of a 19th century red-brick threshing floor within the southern entrance, otherwise the floor is of modern concrete. A small section of external clay render survives to the southern elevation. Open-sided cattle shelter-shed added to south in mid-19th century but rebuilt in late-20th century with the exception of a clay-lump wall linking the barn's south-eastern corner to the stable (3). 20th century lean-to sheds flanking northern porch.

- 4.4 Among the additional analysis of the building, the Record describes evidence of an 'unusually sophisticated original layout', with fragments of 'a 19th century red brick threshing floor' hidden by concrete.
- 4.5 Importantly, the Record notes that the lean-to extensions are from the 20th century and 'of no historic value', with the roof also having been replaced.

5 Planning History

- 5.1 1677/06 – Conversion of 2no. barns to residential use. Conversion of stable to annex and ancillary works – planning permission granted 11th December 2007
- 5.2 2204/07 - Conversion of 2no. barns to residential use. Conversion of stable to annex and ancillary works – Listed Building Consent granted 16th October 2007

- 5.3 3881/20 - Change of use and works to convert a timber-framed barn to a single residential dwellinghouse. (Design alterations to one barn forming part of scheme previously approved under implemented planning permission reference 1677/06 (for conversion of two barns to residential use)). Planning permission granted 21st April 2011.

6 Approach and Methodology

- 6.1 Paragraph 194 of the NPPF requires applications to describe the significance of heritage assets, with any detail 'proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 6.2 This statement supports an application to vary a condition of the original listed building consent, which relates to minor changes (mostly internal), and none that affect the original structure or fabric of the building. A Historic Environment Record has already been written. This assessment therefore seeks only to summarise the significance of the asset already established in the previous work.
- 6.3 The statement has been prepared in accordance with guidance contained within Chapter 16 of the NPPF, Historic England guidance notes and the relevant Planning Practice Guidance.

7 The Heritage Asset and its Significance

- 7.1 The glossary of the NPPF defines 'significance' as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 7.2 The Historic Environment Record describes the granary, barn (the subject of this application) and stable at Hill House as a 'rare group of early-17th century farm buildings which are broadly contemporary with the house itself'. It also notes that 'it is highly unusual to find more than two buildings of this early period on a vernacular site' in this area.
- 7.3 The Record however concludes that due to the extent of the 'loss of the original fabric' the Barn does not meet the English Heritage criteria for listing in its own right, whereas the Granary does merit listing in its own right.
- 7.4 PPG ID 18a-006-20190723 divides 'significance' into three areas:

Archaeological: if the asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 7.5 **Archaeological:** Historic mapping and information contained within the Historic Building Record suggest that it is possible, though unlikely that there are archaeological remains underneath the existing building. The site and setting are therefore of little archaeological significance, and the building itself is unlikely to be due to its construction date in the 17th century.
- 7.6 **Architectural and artistic:** The barn is arguably of some architectural value, and is a good example of a threshing barn of its time.
- 7.7 **Historic:** The Barn is certainly of historic significance due to its age and the contribution it makes to the wider collection of original buildings at Hill House, which is rare by virtue of their number. As previously described, the original layout of the barn was unusually sophisticated, though only limited evidence of this exists.
- 7.8 The asset is therefore of moderate significance.

8 Impacts

- 8.1 This application relates only to minor internal and external alterations to a previously approved Listed Building Consent. The principle of conversion was already established by that permission. This section therefore only assesses the impacts of the proposed changes.
- 8.2 The internal alterations will involve only different positions of stud walls compared to those previously approved. The existing frame will be unaffected by the changes.

- 8.3 The additional windows will have no material affect on the appearance of the barn, and will add symmetry where it was arguably lacking in the previous design. The barn has very few windows in its current state, and those proposed are the minimum size and number to provide sufficient natural light to the internal spaces.
- 8.4 The harm is therefore deemed to be less than substantial.

9 Conclusion

- 9.1 This statement has assessed the impacts of changes to the approved Listed Building Consent on Barn 2 at Hill House, Burgate. The harm is deemed to be less than substantial.
- 9.2 The statement was prepared in accordance with the methodology outlined in the NPPF and with regard to relevant PPG and Historic England guidance.
- 9.3 The proposals will bring about a beneficial impact on the heritage asset and are therefore deemed acceptable.