

DESIGN ACCESS
AND
HERITAGE STATEMENT

Extensions and alterations to Perkins Farm and
erection of ground mounted solar array

at

Perkins Farm, Tan Lane, Mendlesham Green, Stowmarket, IP14 5RL

December 2023

ROGER BALMER

DESIGN



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk

1 INTRODUCTION

- 1.1 This application relates to proposals at Perkins Farm, Tan Lane, Mendlesham Green. Perkins Farm is an isolated house, which although close to the A140 Trunk Road, sits in a quiet rural location.
- 1.2 Perkins Farm is a building of special historic interest, and is accordingly Grade II Listed on the National Heritage List for England. Its List Entry is included below –
- MENDLESHAM TAN OFFICE TM 16 SW 5/72 Perkins Farmhouse -*
- II Farmhouse. Early C17. Timber framed, the front roughcast-rendered, the right gable end cased in colourwashed brick with a weatherboarded gable. Thatched roof. 2-cell, lobby entry type. 2 storeys and attic. 2 windows, small-paned casements of 2 and 3 lights, mostly C19, the lower left window a C20 metal replacement. Small original ovolo-mullioned upper window above doorway. Plank door. Stack has good axial sawtooth shaft. Full-width one-storey rear lean-to. Interior. Largely unaltered since C19. Left room has widely-spaced studding and blocked windows with ovolo mullions. Chamfered floor beam with lamb's tongue stops, the joists plastered over. Early C19 fireplace surround with original lintol behind. Right room has less of the structure visible. Unchamfered floor beam, plastered ceiling with simply-moulded borders. Good original newel stair with thick treads. Upper floor not examined. A very good intact example of its type.*
- Listing NGR: TM1103263191*
- 1.3 The works can be generally broken down into two main areas – the alterations and extension to the main house, and the erection of a ground mounted concealed solar array.
- 1.4 Previous proposals for the site have been made under application no. DC/21/0097, although the house and grounds now are occupied under new ownership. A concurrent application has been submitted to make alterations to the previous approval by means of a Section 73 application. The proposed changes are minor and do not have any material effect on the setting of Perkins Farm from the previous application.

2 PROPOSALS (USE, LAYOUT, AMOUNT, SCALE, APPEARANCE)

- 2.1 Perkins Farm is a timber framed dwelling with generally a rendered finish. A reasonably intact original principal core and interior exists, with a much altered later lean-to addition, along with much newer late C20 brickwork, repairs, partitions and fenestration.
- 2.2 The works to the house are proposed to the Northern end and are desired to provide additional living accommodation. The extension retains the overall form of the existing structure and projects a new appropriately small scale gable out from the north elevation, with a lean-to extending out to the east to provide the desired footprint whilst minimising the mass and impact of the addition.
- 2.3 Subservient scale and materials have been selected to reinforce the sense of this area being a service range. The broken roof form gives an evolutionary appearance with a juxtaposition of mainly traditional complementary materials, with standing seam zinc to the shallower pitch lean-to section.

- 2.4 The proposals include a ground mounted solar array to try and minimise the carbon emissions and assist with running costs by generating power for use on site. There is little other opportunity for introducing insulation to the existing house.
- 2.5 The solar array is proposed to be ground mounted, set at 30 degrees elevations, with a maximum height above the ground of 1m.
- 2.6 It is proposed to plant a 1m high hedge around the solar array to contain it and conceal it from views from the house and site generally. The existing 3m hedge to the North of the array will remain in-situ.
- 2.7 It is considered that sufficient distance and screening has been provided so that the overall setting of Perkins Farm is not affected. There will be no direct views from Perkins Farm onto the panel surfaces.

3 LANDSCAPING, ECOLOGY, FLOOD RISK AND ACCESS

- 3.1 Landscaping proposals include the new 1m high screening hedge as mentioned above.
- 3.2 Vehicular and pedestrian access to the site will be retained as existing.
- 3.3 The property does not sit within any zones at risk of surface or river flooding.

4 SPECIAL ARCHITECTURAL AND HISTORIC INTEREST

- 4.1 The proposals have been designed in a sensitive, sympathetic manner, with careful attention given to massing, scale, proportions, materials and detailing.
- 4.2 The works to the main house are entirely localised to the Northern end of the building.
- 4.3 The remainder of the building, containing the majority of the C17 and C19 structure and features, will not be affected by the proposed works.
- 4.4 The internal partitions shown for removal are modern late C20 additions and there is no loss of historic fabric as a result of their removal.
- 4.5 The loss of the 2 small late C20 windows is not considered significant.
- 4.6 The formation of the opening into the extensions is through a deepened window opening, which sits below a timber plate. It is suspected that the removal of any historic fabric here is unlikely. This end of the existing lean-to range has had significant alteration, with much of the original timber frame having been replaced with late C20 brickwork, presumably due to damage and evidential subsidence of the remaining frame and sagging external eaves line.
- 4.7 In conclusion, the proposed works demonstrate appropriate quality architecture, minimise disturbance to, or loss of, historic fabric, utilise appropriate detailing and materials, and do not have a negative effect on the historic or architectural significance of the listed building.

Appendix A – Contextual Photos



East Elevation of Perkins Farm showing much altered northern section of lean-to.



West Elevation of Perkins Farm



North Elevation of Perkins Farm



Internal photo showing C20 partitions (painted blue) proposed for removal (with contemporary frames, architraves and door)