

**HERITAGE DESIGN AND ACCESS STATEMENT/PLANNING STATEMENT**  
**Wolfe Hall, Barrow**

The following assessment is to accompany and should be read in conjunction with the scheme design drawings.

**Special architectural or historic interest**

BARROW BARROW HILL Wolfe Hall

14.7.55

II House early C16, extended later C16. T-plan, lobby-entrance. 2 floors and attics. Timber-framed, rendered, with long-jettied upper floor at rear and jettied attic floor to cross-wing. Plain tiled roof, axial chimney with 3 attached elongated-hexagon flues. C20 casements. Single-storey C19 gabled entrance porch with arched and hood-moulded boarded entrance door. Main range has hall and parlour with chambers above. High quality timber framing; wind-braced close-studded walling, part of plank and muntin cross-passage screen, wind-braced clasped-purlin roof, windows with roll-moulded mullions exposed internally. Large open fire places with cambered lintels on re-used medieval roll-moulded limestone jambs in hall and parlour. Service end cross-wing c.1580; windows have ovolو-moulded mullions exposed internally; 3-centred arched doorways on 1st and attic floors. Listing NGR: TL7711962206



Fig.1 - Front Elevation of Wolfe Hall.

Within Wolfe Hall's curtilage is a modern single storey, timber building formerly used as a commercial kitchen and now used as a pool house, junk store and pool plant room. The building is coming to the end of its life, is becoming unsightly and detracts from the attractive main building from both an architecturally aesthetic and contextual sense.



Fig.2 – South West Elevation of Existing Outbuilding.



Fig.3 – North West Elevation of Existing Outbuilding showing Wolfe Hall Behind.



Fig.4 – North Eastt Elevation of Existing Outbuilding.



Fig.5 – South East Elevation of Existing Outbuilding.



Fig.6 – South East Elevation of Existing Outbuilding showing building in context of Wolfe Hall.



Fig.7 – South West Elevation of Existing Outbuilding showing building in context of Wolfe Hall.

## About the Proposals

The applicant seeks to demolish the existing outbuilding, as described and pictured above, and build a new, smaller, single storey building to be built roughly on the existing footprint albeit more sympathetically positioned in relation to the host dwelling.

The application for the proposed outbuilding is described and justified as follows:

- Existing Outbuilding.

As touched on above, the existing outbuilding as pictured in figures 2-7 will be demolished to make way for the proposed outbuilding. This existing building is of modern construction, (dating post 1<sup>st</sup> July 1948) and is of no architectural merit. It is poorly designed, detailed, constructed, and due to the latter is now coming to the end of its useable life through disrepair. From an aesthetic reason alone, it is harmful to the setting of the heritage asset Wolfe Hall, however, this harm is further exacerbated through its very close positioning to the host dwelling. Please refer to appended drawings 153-23/S/1001 (Existing Site Plan) and 153-23/S/1002 (Existing Site Sections A-A and B-B) which demonstrate the close positioning of the outbuilding in relation to Wolfe Hall. The close relationship of the outbuilding to the host dwelling can also be seen in the photos Fig.3, Fig.6 and Fig.7 earlier in the statement.

- Use of Proposed Outbuilding.

The proposed Outbuilding will be used as a swimming pool changing area, plant room and a gymnasium. This use will be ancillary to the host dwelling only.

- Size of the Proposed Outbuilding.

Alike the existing outbuilding, the proposed outbuilding is single storey but will be smaller than the current outbuilding in terms of footprint/overall floor area. In consideration of the extensive grounds, it is modestly designed at only 55m<sup>2</sup>. This is a reduction in floor area of approximately 20m<sup>2</sup> over the existing outbuilding with its floor area at circa 75m<sup>2</sup>.

- Height of the Proposed Outbuilding.

The overall height of the proposed outbuilding is evidently greater than the existing outbuilding. However, this is essentially because of the inappropriate design of the existing outbuilding, which has been designed with a very shallow pitched roof to give the appearance of a modern bungalow. This type of design sits uncomfortably in the setting of Wolfe Hall, with its traditionally steep roof pitches. The roof of the proposed outbuilding seeks to address this with a more in-keeping roof pitch. Whilst it inevitably results with a building which is greater in overall height, it is more suited to the context of the Heritage Asset which outweighs the harm of the extra building height.

- Positioning of the Proposed Outbuilding.

As mentioned above, the existing outbuilding is positioned very closely to the host dwelling which results with an uncomfortable relationship between the two. The proposed outbuilding seeks to greatly improve on this relationship by repositioning the new building to run parallel to Wolfe Hall with the length of the building running East to West, rather than North to South as per the current outbuilding. The closest distance from Wolfe Hall to



the existing outbuilding is 3.1m, whereas the closest distance from Wolfe Hall to the proposed outbuilding will be circa 7.9m (to external wall of the building itself). The proposed building will therefore be set back circa 4.8m further away from Wolfe Hall than the current outbuilding which will make for a much-improved relationship between host dwelling and outbuilding. Please refer to the appended drawings for further visual information.

- **Architectural Aesthetic of the Proposed outbuilding.**

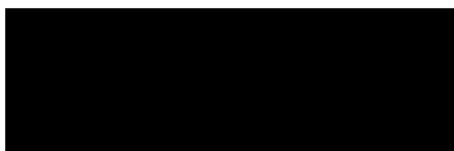
As mentioned above, the existing outbuilding is of poor architectural quality. It is of no specific style, looking quite confused in its architectural approach which can probably be most likened to a modern bungalow with its wide and deep footprint combined with the shallow pitched roof. The more traditional use of slate and SW black painted weather boarding in combination with the form make for an odd and out of keeping appearance in its historically sensitive setting. The proposals look to address this imbalance, with a more traditional style in both its form, construction and external treatment in terms of claddings. This is achieved through its barn like footprint, steep roof pitch, and traditional cladding materials (red facing brick plinth, red clay pantiles, natural oak cladding, conservation rooflights), helping the proposed outbuilding to sit easier in its environment than the current outbuilding.

- **Pre-Application Discussions with Heritage Officer.**

Pre-application advice has been sought from West Suffolk Council Conservation Department regarding the proposals prior to the official planning/listed building submission. Mrs Claire Johnson was the officer who provided the feedback by email dated 25/01/24. Based on the information provided, the response was that the proposals appeared to be acceptable from a conservation point of view subject to detail and its impact on the setting of Wolfe Hall. It was also requested that photos to illustrate current setting would be beneficial, together with a cross section through the site to illustrate the scale of the proposals in relation to the existing Hall. Both have been provided to support the application, as requested.

I trust that the above in conjunction with the appended drawings help to demonstrate that the project should be recommended for approval.

Yours Sincerely,



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