




# Studio Charrette

## HERITAGE STATEMENT

|  |  |
|--|--|
|  | <p><b>Farah House 115 Paper Mill Lane Bramford Ipswich Suffolk<br/>IP8 4BU</b></p>    |
|  | <p><u>The Site:</u></p> <p>The application site comprises the middle of a group of three Grade II Listed buildings (known as 'Grove House, Little Grove and The Grove') and external land (comprising car parking, lawn and vegetation) to the rear. At the rear of the site is a single storey brick walled, tiled roof outbuilding and it is this outbuilding to which this application relates.</p> |



*Site plan of Farah House, 115 Paper Mill Lane (and outbuilding to rear)*

The outbuilding is not included in the statutory Listing for the Listed building which reads:

BRAMFORD PAPERMILL LANE TM 14 NW 7/79 No.113 (Little Grove) - No.115 (Grove House) No.117 (The Grove) - II 3 houses, formerly one. The central core early C19, for Edward Packard. A late C19 extension at the north end, and a second at the south end with a terracotta date plaque 1889. From the garden side (formerly the entrance front): Original house of 3 storeys, 3 windows. Central slightly set-forward entrance bay. Red brick, a plain band at 2nd floor and a pediment above the entrance bay with modillioned cornice. Deep moulded cornice at the eaves. Hipped slated roof. Sash windows; those at ground and 1st storeys having segmental heads of gauged brick, tripartite small-pane sashes. 2nd floor windows smaller with flat arches. 1-storey flat-roofed entrance porch with corner pilasters and modillioned cornice; 6-panelled door with glazed sidelights. Pair of 2-panelled inner entrance doors, the upper panels glazed; elliptical fanlight with delicate radiating glazing bars. The 3 storey extension to north has a semicircular flat-roof bay window with heavy mullions and transomes.



*Aerial view of Grade II Listed Buildings: Grove House, Little Grove (Farah House) and The Grove*



*20th century brick/tiled outbuilding at rear of site*



*Subject outbuilding is over 40m from the Listed buildings and separated by trees*

Historic Background:

Investigation of historic maps (<https://www.oldmapsonline.org/>) for the site demonstrates that the outbuilding is a later addition to the site and not part of the original building, which as noted above is 19th century.

The outbuilding is not in situ on the O.S. map of 1938:



It is not on the O.S. Map of 1924:



It is not on the O.S. Map of 1902:



It is not on the O.S. Map of 1881:



Given that the outbuilding is not on the O.S. maps for 1938, 1924, 1902 or 1881 and it is not included in the description of the Listed building on the [Historic England website](#), it is not considered to be of significance within the site of the Listed building.

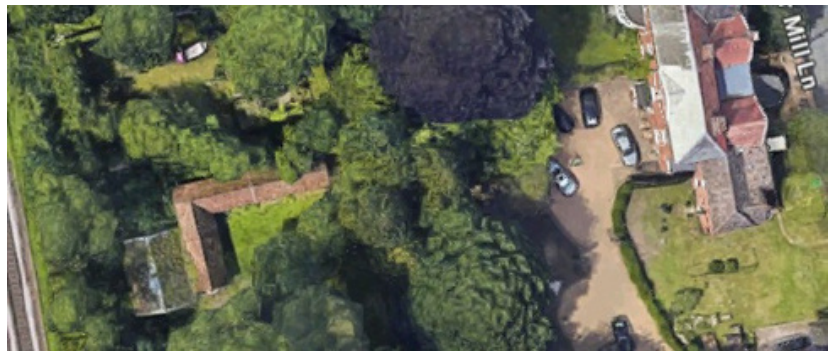
The Proposal:

Householder Application - Retention of reroofing and completion of works to outbuilding. Replacement of old brick walls and installation of French doors and UPVC windows as per heritage statement.

The Proposal is to retain the same purpose of use, as an outdoor office, recreation area and studio. Previous owner had used the property as an art studio, recreation and storage for household items.

The roof repair and replacement had already taken place due to damage over time and damage due to neighbour's tree falling on the roof due to extreme weather.

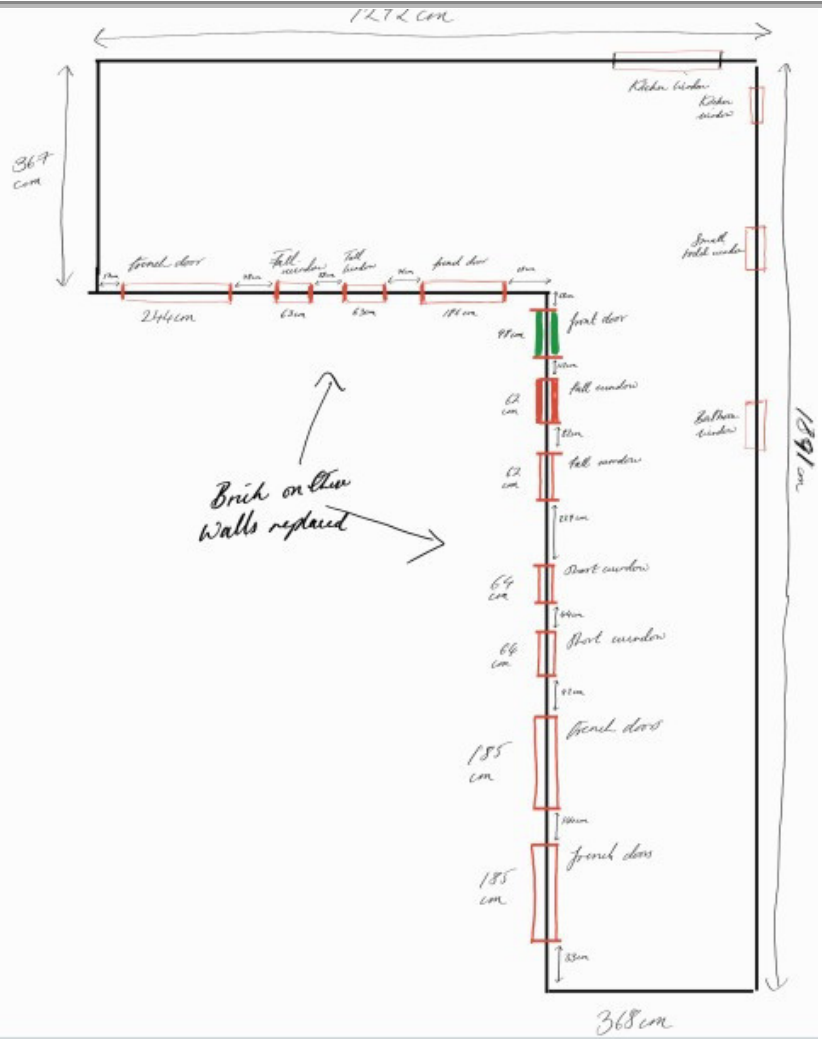
Images below show the roof before and after replacement.



The existing openings are shown on the photograph and plan below:



*Existing elevations with abundant openings*



*Plan of existing openings on south and east facing elevations*

The proposed works are shown on the photographs and plans below. In summary they comprise:

South facing elevation:

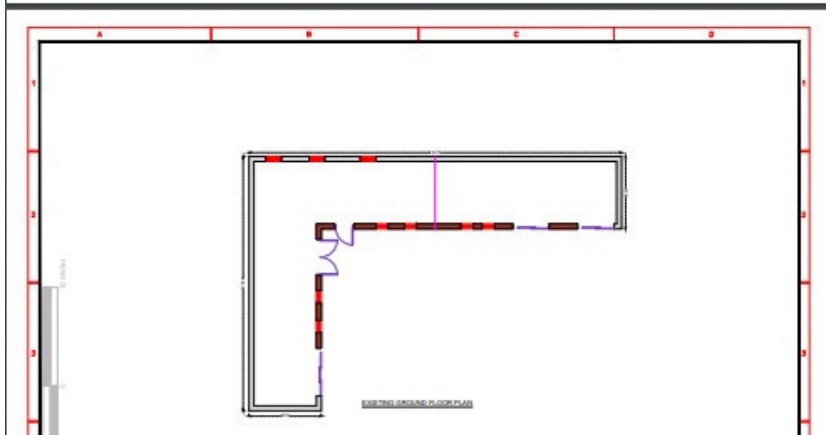
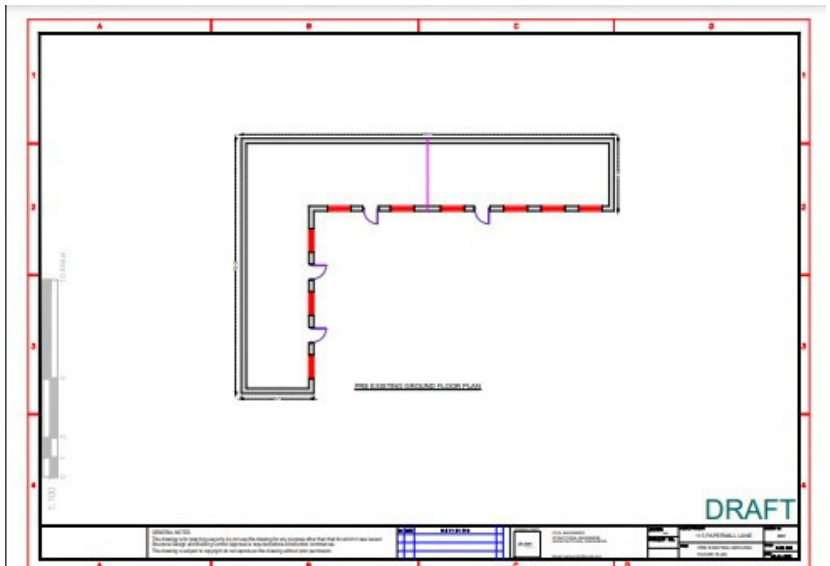
- Remove /infill two doors
- Insert two pairs of French windows

East facing elevation:

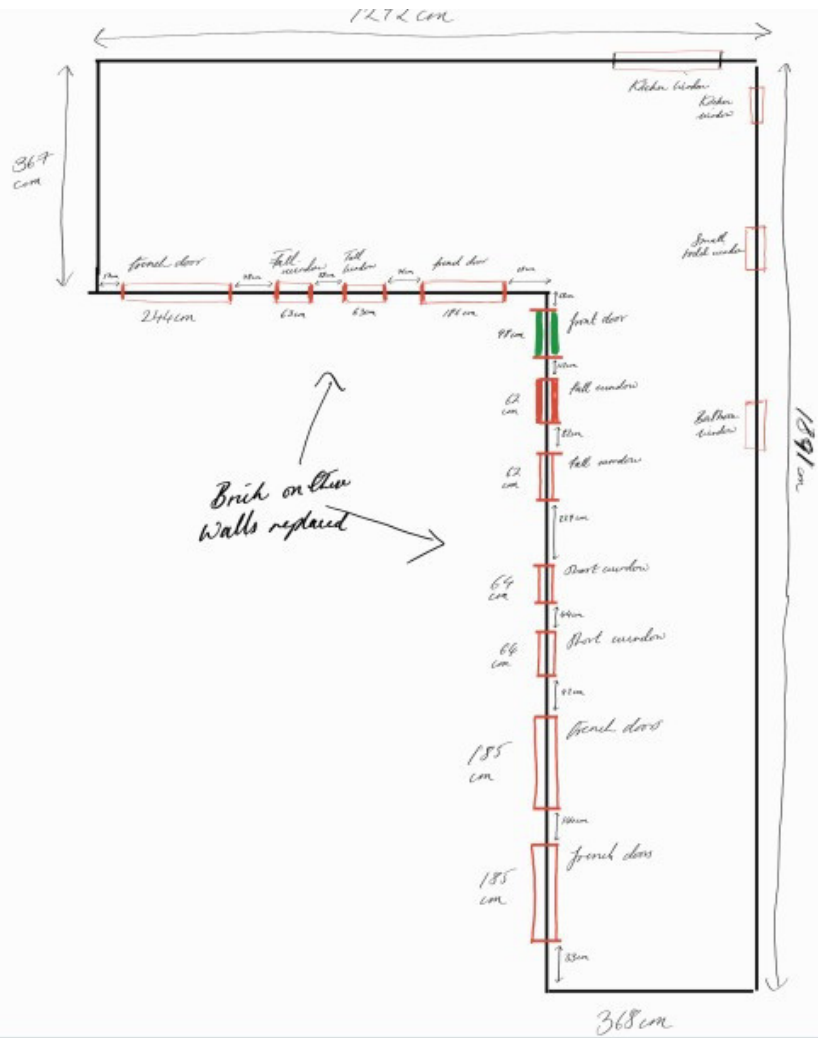
- Remove /infill two doors
- Insert two pairs of French windows







*Existing and proposed plans of outbuilding with doors to be removed and French windows to be created*



*Existing/proposed plan of outbuilding with doors to be removed and French windows to be created*

**Policy Background:**

The national planning policy on works affecting Listed Buildings is contained within Chapter 16 (Conserving the Historic Environment) of the NPPF 2023.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

|   |  |
|---|--|
| <p>The policy requires (part 4) that ‘In order to safeguard and enhance the historic environment, the Council will have regard where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting’.</p> <p>Where development is otherwise considered acceptable, planning conditions/obligations will be used to secure appropriate mitigation measures.</p> <p><b>Planning Assessment:</b></p>   | <p>The current Local Plan policy relating to heritage assets is LP19 The Historic Environment of the Babergh and Mid Suffolk Joint Local Plan.</p> |
| <p>The significance of the Listed building is summarised in the Statutory Listing. The key architectural and historic features relate to the 19th century houses (including Farah House, 115 Paper Mill Lane). The architecture includes :red brick construction, hipped slated roof, sash windows, 1-storey flat-roofed entrance porch with corner pilasters and modillioned cornice; 6-panelled door with glazed sidelights. Pair of 2-panelled inner entrance doors, the upper panels glazed; elliptical fanlight with delicate radiating glazing bars. The 3 storey extension to north has a semicircular flat-roof bay window with heavy mullions and transoms. The subject outbuilding, situated over 40m from the Listed buildings is neither of heritage significance per se, or to the setting of the Listed buildings. It does not have any significant historic or architectural interest and it</p> |  |
| <p>does not have any significance to the architectural or historic interest of the Listed buildings.</p> <p><b><u>Assessment of Impact on Architectural and Historic Interest of building:</u></b></p> <p>The proposed works to the outbuilding, consisting of the removal /infilling of doors and formation of French windows and replacement of the roof would result in NO HARM to the setting OR the architectural or historic interests of the Listed buildings. Given the distance of the outbuilding to the Listed buildings, and the nature of the proposal, there would be no harm to the significance of the Listed buildings per se, or within their setting.</p>  |  |

|                    |   |
|--------------------|---|
|                    | Notwithstanding that the proposed works would result in no harm to the setting or architectural /historic interests of the Listed buildings, the applicant would agree to any conditions which are considered to be reasonably required to safeguard the heritage value of the site, such as for detailed drawings, matching materials etc. |
| <b>Conclusion:</b> | As the proposed alterations to the outbuilding would not affect the historic fabric or setting of the Listed building at 115 Paper Mill Lane the proposals would comply with policy LP19 of the Babergh and Mid Suffolk Joint Local Plan and the NPPF. Listed Building Consent should therefore be granted.                                 |
|                    |   |

**PLAN. DESIGN. BUILD**

At Studio Charrette our expert planning consultants can help you with every phase of your project from start to finish including but not limited to:

- ✓ Planning permission
- ✓ Architectural design
- ✓ Building regulations
- ✓ Construction



Studio  
Charrette



**RTPI**

Chartered Town Planners

[www.studiocharrette.co.uk](http://www.studiocharrette.co.uk) [info@studiocharrette.co.uk](mailto:info@studiocharrette.co.uk) 0203 581 1233