

# Heritage Statement

**Site :** Hall Bungalow

**Address:** Hall Bungalow, Brook Hall, Edwards Lane, Bramfield, Halesworth, Suffolk, IP199HN

**Planning File Ref:** DC/23/4345/PREAPP

## **Schedule/proposal of work:**

This application is to renovate, improve and extend the existing property known as Hall Bungalow to create a property that better fits the needs, requirements and emissions targets of the modern world.

## **Surroundings/possible effects on potential heritage assets:**

The building to be renovated and extended is around 70m from the closest corner of the property known as Brook Hall. This should mean that the proposed works would have very little impact on this listed farmhouse that has recently been renovated by the current owners.

## **Effects on surrounding heritage assets:**

The building to be worked on was built in the late 1800's, to be a simple, single storey farm building. It was built using soft red bricks with clay pan tiles on the roof. The building was converted in to residential use during the 1940's to provide accommodation for a farm worker and his family. The building was converted to a very low standard, especially by modern standards, and would therefore not achieve any expectable level of current EPC standards. The improvements and extensions proposed would allow for the property to be brought up to modern standards and requirements.

Brook Hall, or its previous iterations, appears to have been first built in around 1583. Records appear to suggest that the buildings, as originally built had become dilapidated and ruinous by around 1800. It is likely that the buildings, as they currently stand, were built, or renovated around that time.

The existing property stands in a prominent position overlooking the lower fields and water courses that form part of the original surrounding landscape. This vista is created to the East and South of the Hall, giving relatively unobstructed views, both from and of the Hall. The land to the North is mostly woodland, with the working farm to the West.

The property in question for this planning application sits to the West of the Hall, within the farmyard area of the overall complex, behind the main Hall. There are other farm related buildings all around the property in question, including directly between it and the Hall itself.



*View of the Hall and site of proposed new property from the South, with park land trees (to remain) obstructing any view to new property*



*View of the Hall from the South/East, also showing well established trees / vegetation screening farmyard buildings from the views of the main Hall*

Any views from the Hall would not be altered by the renovation and extension of this property. The views of the Hall from around the overall landscape would not alter, as the Hall can mostly only be seen from the East or South.

Extending and extensively renovating the existing property will have a very limited effect on the view from the surrounding landscape of the farmyard. This will be seen from the North and partly from the South, although this will be limited by trees that are around the site, between the proposed new property and possible viewing areas, but only once the viewer is beyond the Hall. The existing buildings within the farmyard area immediately around Hall Bungalow are built from old red bricks. In order to maintain the existing feel of the farmyard, both from the actual farm, and from its surroundings, the plan is to build the new extensions from appropriately chosen bricks and tiles.

*Image of the main Hall from fields to the North, with no views of the farmyard building to the West*



### **Importance and impact on the main heritage asset:**

The main heritage asset that is involved with this application is the main Hall. This is a listed building dating back around four hundred and fifty years. Maintaining the Hall in its existing state, appearance and outlook are all important considerations when dealing with new applications. In this case the outlook from the Hall will be unaffected, the views of the Hall will be almost completely unaffected and the application calls for no work on anything close to the Hall.



*Image of dilapidated building to be renovated and extended*

The farmyard setting, in which the newly renovated property will be positioned, will see managed change. The existing building has undersized ‘cittle’ style single glazed windows in the farmyard facing elevations. Some windows were altered in the workshop building further along the same elevation

during previous renovations, the windows in this property will be amended to match. The roof line on the farmyard side elevation has a ‘split pitch’. This is probably due to the way in which it has been converted for habitation and been amended over the years. The timber structure of the existing roof is rotten and suffers from insect infestation. This roof structure will have to be replaced and an offset truss system will be used. The actual roof covering on the farmyard facing elevation will re-use the existing tiles.

**Design considerations to limit any effects on the Heritage asset:**

The property redevelopment has been designed to maintain the existing appearance on the farmyard side elevation. The extensions to be built to the South side of the property will not be in view, but will be built to blend in with the existing building. The extensions will also allow for the protection, renovation and use of the existing garden boundary wall that runs along the drive.



*Image of the building to be renovated and extended, showing the ‘farmyard’ area*

These design considerations mean that the existing feel of the farmyard should remain relatively unchanged.