

Design, Access and Heritage impact

Conversion of Barn to dwelling

Rev – February 2024



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Conversion of Barn in curtilage of listed building

At Barley Green Farm, Stradbroke





Context and setting

This design and access statement has been prepared to support proposals to convert a timber framed barn to the South of Laxfield Road in the hamlet of Barley Green outside Stradbroke.

This planning application follows that approved in 2021 for the conversions of the barn. Family issues including the aged and infirm father of the applicants have prevented the commencement of the conversions of the barn. The owners are keen to now press ahead with commencement as the only realistic use of the barn to maintain its heritage value is to convert it to a dwelling.

The application site covers some 5,000m² with the owner's curtilage some 31,880 m²

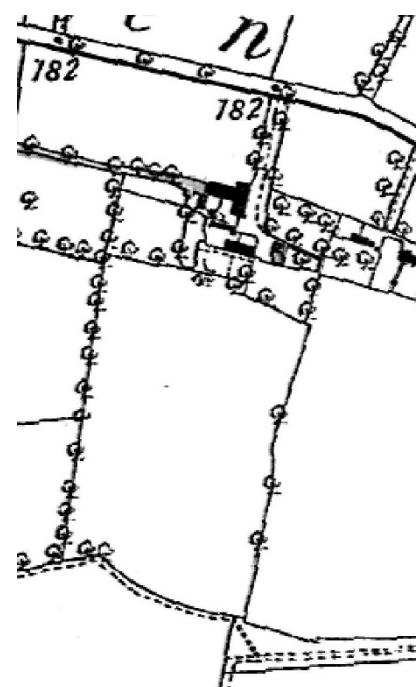
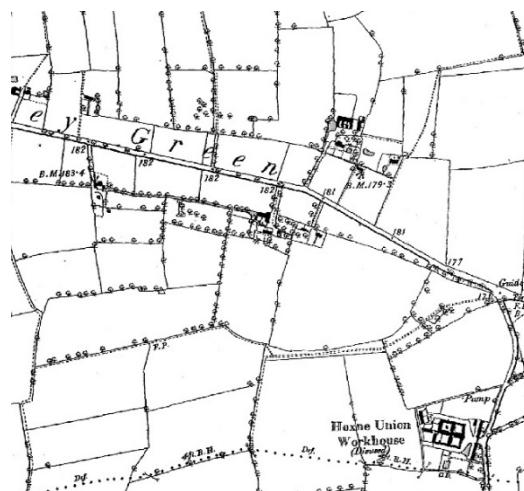
The timber framed barn which is the subject of this application lies within the curtilage of a listed building - the farmhouse, we are required to prepare a heritage statement to support the applications for conversion.

Barley Green Farm lies on the South of Laxfield Road to the East of Stradbroke. The listing for the Farmhouse suggests it dates from C16 and is typical of some of small farmsteads from that era. With the current pandemic, we have been unable to access detailed records from the county archives – there is little mention of the farm on the internet save that:

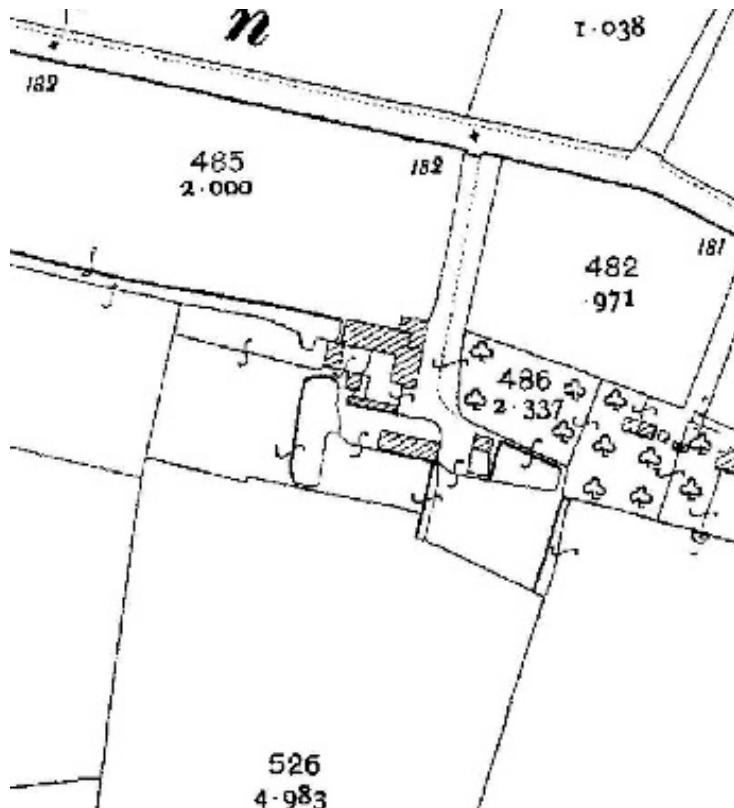
31 Oct 1818 a lease was agreed between Rt Hon John Lord Henniker to Messrs John and Thomas Aldous for 14 years rent 79 15s

In 1918 Barley Green farm is listed to be sold in the sale catalogue for the outlying portions of Lord Henniker's Suffolk Estates between Eye and Saxmundham

The 1885 ordinance survey shows the barn and farmhouse – the barn at this time was 'T' shaped with a range perpendicular to the current structure.

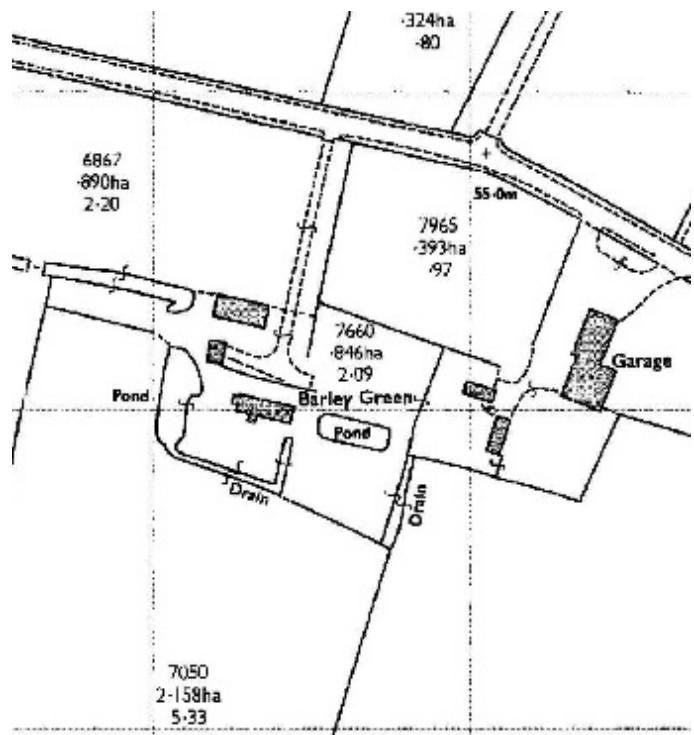


The 1904 Ordnance survey shows additional structures between the house – possibly piggery



Still shown on the 1957 OS, these extensions were removed before 1980

It is quite clear from the maps that the barn is significantly smaller than when in its heyday.



The Farmhouse - Heritage asset

The barn lies within the setting of Barley Green Farmhouse. Barley Green Farmhouse was listed 29-Jul-1955 ref 1032847 and is listed Grade II

Farmhouse. C16. Timber framed and plastered, with exposed studding on the front at first floor level and in the left gable. Roof has black pantiles to front and plain tiles to rear. 2 storeys and attic. 3-cell form, originally with cross-entry. Mainly mid C20 square-leaded casement windows; one mid C20 ground floor window with diamond mullions. In the left gable end, 2 original windows with moulded mullions. Boarded entrance door. Internal stack. Good interior with much exposed framing. Both hall and parlour have roll-moulded bridging beams with leaf-carved stops and chamfered joists; in the hall the mouldings are continued onto the storey posts, in the parlour the storey posts have plain chamfers with barred stops. Service cell originally divided into 2 rooms on ground floor. Doorway into parlour chamber has 4-centre arched head. The joints in the chimneybreast brickwork at the parlour end show evidence of lining. Clasped-purlin roof with long shallow braces to the collars, meeting at the centre. Cranked wind braces. Listing NGR: TM2473473600

The farmhouse was not inspected as part of this application

The attached historic analysis by Leigh Alston sets out clearly the history of the barn and its environs emphasise the area of significant historic interest. The design statement describes the intent to restore the barn, converting it to a dwelling while maintain and exposing much of the original fabric.

Proposals

This application seeks to convert the barn into a dwelling similar to that approved in 2021 but now about to lapse. Some of the more modern interventions will be removed -modern studwork, block work, brick piers and replaced in steel columns and contemporary studwork.

The existing C20 predominantly softwood roof with its slack pitch will be remove and re-pitched using Douglas fir timbers at 50 degree (a more traditional pitch for this age of barn.) The roof will be retiled in clay plain tiles.

A two-storey extension framed in larch / Douglas will be formed on the slab to the West where the on or possibly two lost stable bays once stood. A new 1 ½ storey cartlodge will be erected to the North joined through the rebuilt Western most bay, the new works will be clad in vertical black Yorkshire board to clearly differentiate them from the original building.

The midstrey or threshing bay will have new full height doors, leap and upper screens to cover a new glazed screen, these acknowledging the original pin holes for harr hung doors. We proposed to restore the three lost diamond mullion windows and fit external screens

Where new windows are proposed in the barn, these will be placed outside the original studwork to ensure the original structure is retained. Shutters will be formed to screen the glazed areas to ensure the barn can retain its agricultural nature.



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Two lofts will be created as bat accessible spaces, these in the rebuilt East bay and the lofts to parts of the North extension, this will ensure the scale of the internal volumes of the barn can be retained.

We propose an external insulation strategy which will allow the whole of the frame to be expressed internally. A new brick plinth will be constructed on a ring footing around the barn, this allows support for insulation and studwork clad in weatherboard, ensuring the boarding does not over sail the plinth.

Landscaping the area around the building including will be a very light touch. The orchard is of significance, it is suggested a management plan is put in place to carefully prune the trees and bring them back into production.

Our structural engineer has suggested a number of areas to be considered in the conversion,

1. any evidence of rot or beetle infestation to be locally treated
2. re-bracing the roof structure, this will be accomplished when the roof is re-pitched and over clad in sarking boards
3. reconstruct the dilapidated truss with ties at plate level as part of 2 above
4. repair disintegrated masonry like for like
5. replace and relay rainwater goods (painted aluminium)

Heritage impact

The building proposed for conversion lies within the curtilage of a listed building (Barley Green Farmhouse) any alterations to the buildings in that curtilage will have some impact on the setting of the existing house however its refurbishment and reuse will protect the setting.

Proposed materials

The proposed building will be

- Walls - clad in black stained weatherboard
- Roof – pantiles to barn – clay plain tiles to extensions
- Windows black stained timber
- Doors black stained timber
- Fences – post and rail
- Rainwater goods – black painted metal

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Flood risk

The site lies within zone 1 of the environment agency flood zones and is not at risk of flooding from either the sea or surface water.

Access

Access to the site is a significant part of this application as the existing access onto the Laxfield road is very poor, particularly to the East. The revised access to both the barn and the existing house is a critical element of this planning application. The existing hedge to Laxfield road will be grubbed out and replanted behind the existing ditch. A new splay will be created giving visibility in excess of 80m in both directions.

Cycle and pedestrian access to the Stradbroke is available via Laxfield road, some 1.8 km away.

Parking

The scheme will provide two covered spaces in a cartlodge and two space adjacent and four cycles along with bin storage as the landscape drawing.

Landscape

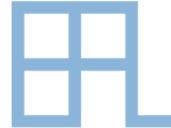
The scheme will have some impact on existing trees with the removal of a number of sycamores (*acer pseudoplatinus*) pruning back of a spindle berry and removal of an area of concrete, to be reinstated with good quality topsoil and grass

- **Proposed conditions**
- 3 year commencement
- Compliance with submitted drawings
- If during the conversion any contamination is discovered, it is reported to the LA and a remedial method and verification is agreed prior to any further works proceeding.
- Repair schedule for the barn
- Joinery details

Planning History

The following planning history has been collated from the BMSDC website

- 0133/04/LB Barley Green Farm Barn, Barley Green Farm, Stradbroke
 - CONVERSION OF REDUNDANT AGRICULTURAL BARN TO FORM DWELLING. PROVISION OF LINK AND THREE BAY CARTLODGE, AND NEW ACCESS.
- 0655/04/ Barley Green Farm Barn, Barley Green Farm, Laxfield Road, Stradbroke
 - CONVERSION OF REDUNDANT AGRICULTURAL BARN TO FORM DWELLING. PROVISION OF LINK AND THREE BAY CARTLODGE, AND NEW ACCESS.
- 0327/06 Barley Green Farm, Laxfield Road. Stradbroke
 - Replacing rotten windows. Insulating the roof & re-instating plain tiles to north elevation (as amended by plans received 8th May 2006).
- 0347/06 Barley Green Farmhouse, Barley Green, Stradbroke
 - Erection of three single storey extensions.
- 0348/06 Barley Green Farmhouse, Barley Green, Stradbroke
 - Removal of single storey lean-to and rear porch. 2) Erection of larger lean-to extension to form utility room/shower room and pantry. 3) Erection of lean-to sun lounge. 4) Erection of front porch to form draft lobby. 5) Interior alterations to include up grading services, form opening in masonry wall to form doorway, move stud to re-position doorway to kitchen, remove modern fill between studs in internal kitchen partition.



Photographic survey of barn



Ground
Floor –
Western
bay –
modern
block
gable wall
– to be
removed



Earlier
ground
floor stud
partition
between
Western
bays



Ladder
access
through
modern
floor to
West first
floor area



North West
First floor
with rems
of mullion
window on
right

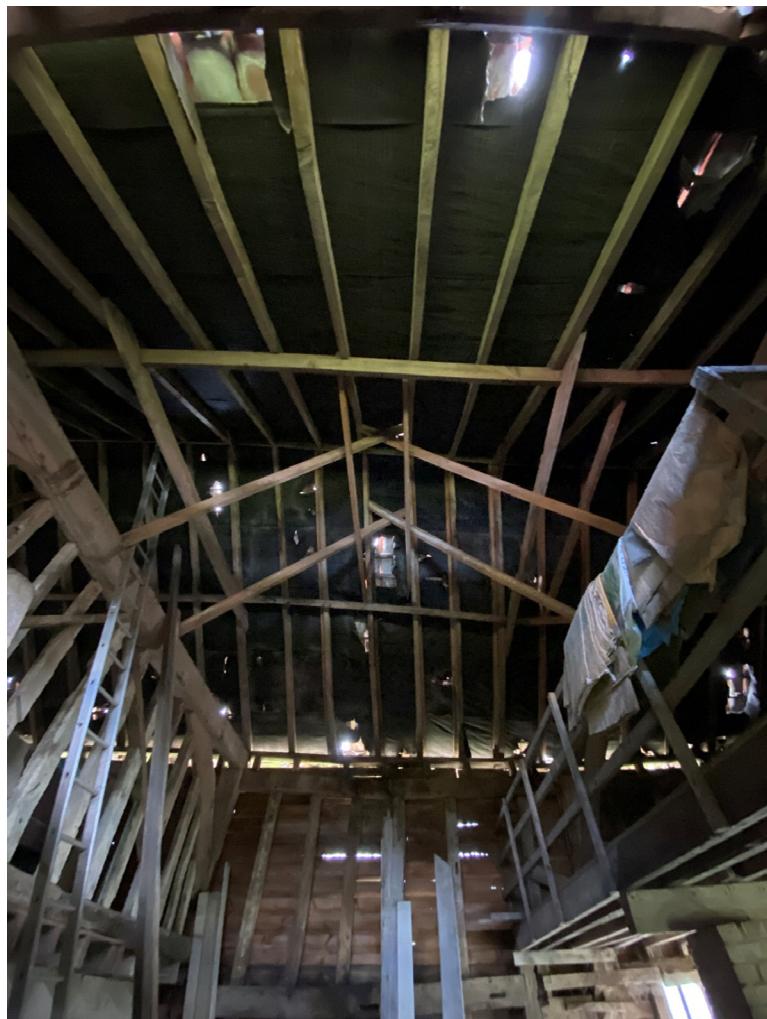
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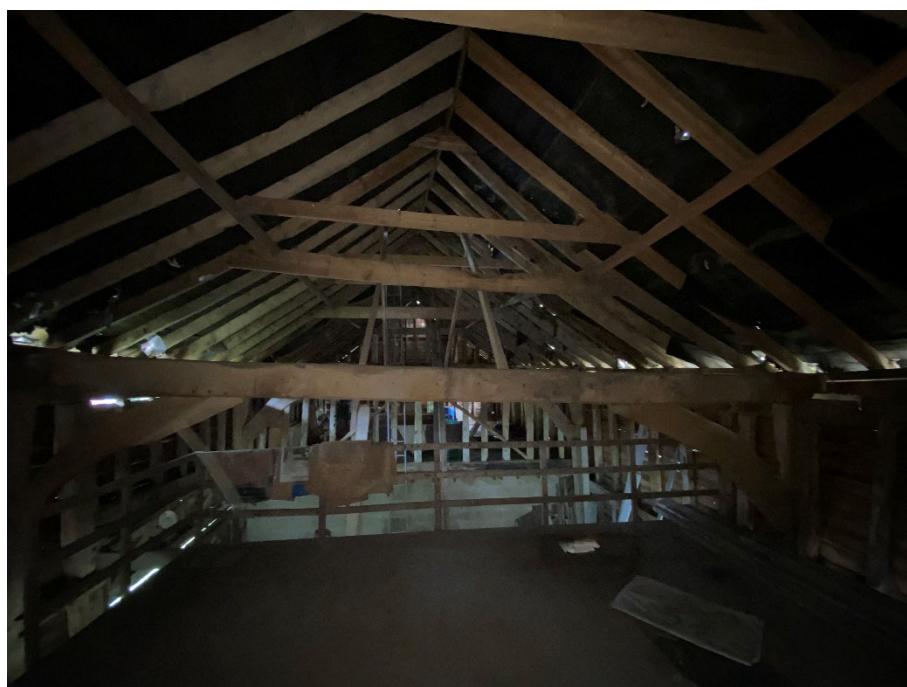


Brooks
Architects
Limited



Mainstrey looking North

Rebuilt roof and strutting
visible



Roof looking West
toward Mainstrey

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Mainstrey looking West – with blockwork (to be removed) at ground floor



Ladder to East loft

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Plate detail showing new wall plate raised on top of existing / levelled in later timber to carry rebuilt roof (above and below)



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South West
Mullion window

To be re-
opened



South
doors to
Mainstrey