

LOW FARM, STRADBROKE  
PLANNING STATEMENT  
April 2024



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**For and on behalf of the client:** Norwich Freeman's Charity.

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RICS, RIBA and MRTPI Chartered Practice.

## **DOCUMENT ISSUE**

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**Site Name:**

Low Farm

**Site Address:**

Low Farm

Fressingfield Road

Stradbroke

IP21 5NJ

**Grid Reference:**

TM 25579 74118

**Description of works:**

Regularisation of a physical internal alteration.

## 1. INTRODUCTION

Brown & Co are instructed to undertake a Planning Statement for the regularisation of internal alterations at Low Farm, Stradbroke.

This report has been commissioned following direction from the Local Planning Authority who have requested that a heritage statement be produced to fulfil the requirements of Paragraph 128 of the National Planning Policy Framework (NPPF) which states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset, including the contribution made by their setting. The level of detail should be proportionate to the asset’s importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.”

This statement is structured as follows:

Section 1: Introduction

Section 2: Site Locations

Section 3: Access

Section 4: Design

Section 5: Historic Environment

Section 6: Impact

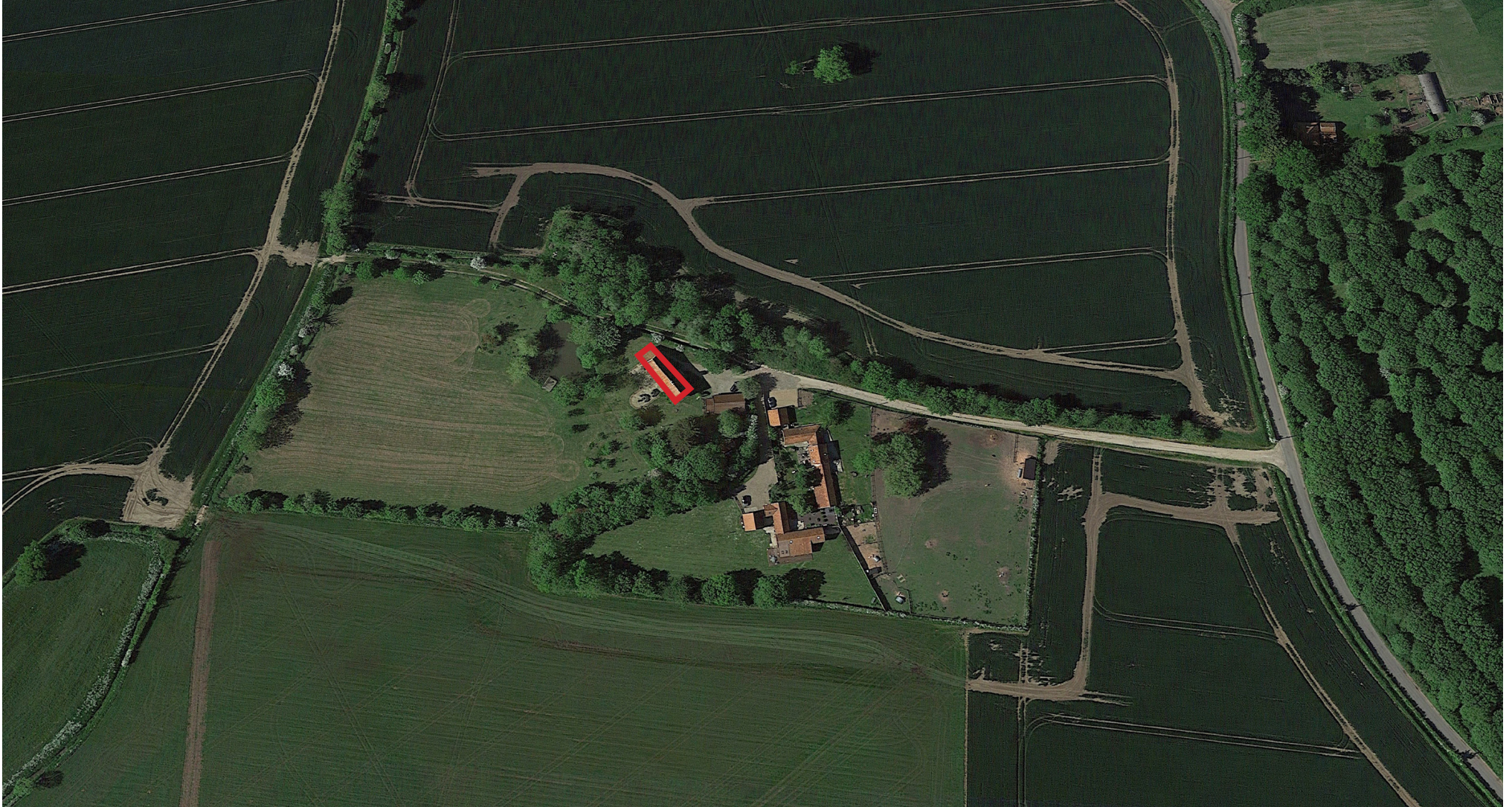
This statement should be read in conjunction with the details submitted with the Listed Building application and the revised plans.

## 2. SITE LOCATION

The site is located respectively 2.3 miles east of Stradbroke. Access to the site is via a drive off Fressingfield Road. The Grade II Farm Farmhouse is located on the west side of the U-shaped 19th Century 'Low Farm' Farmstead.

## 3. ACCESS

The access to the farm and the farmhouse has not changed.



## 4. DESIGN

### Amount

The number of units is unchanged.

### Scale

The scale of the building is unchanged.

### Landscaping

The landscaping is unchanged.

### Appearance

The external appearance of the farmhouse is unchanged.

### Layout

The way the buildings, routes and open spaces provided are unchanged.

The applicant has made internal alterations to increase the kitchen space. Partitions have been removed and a stair has been removed. The top plate/ beam and a column have been retained. The works have been started and completed in October 2017.



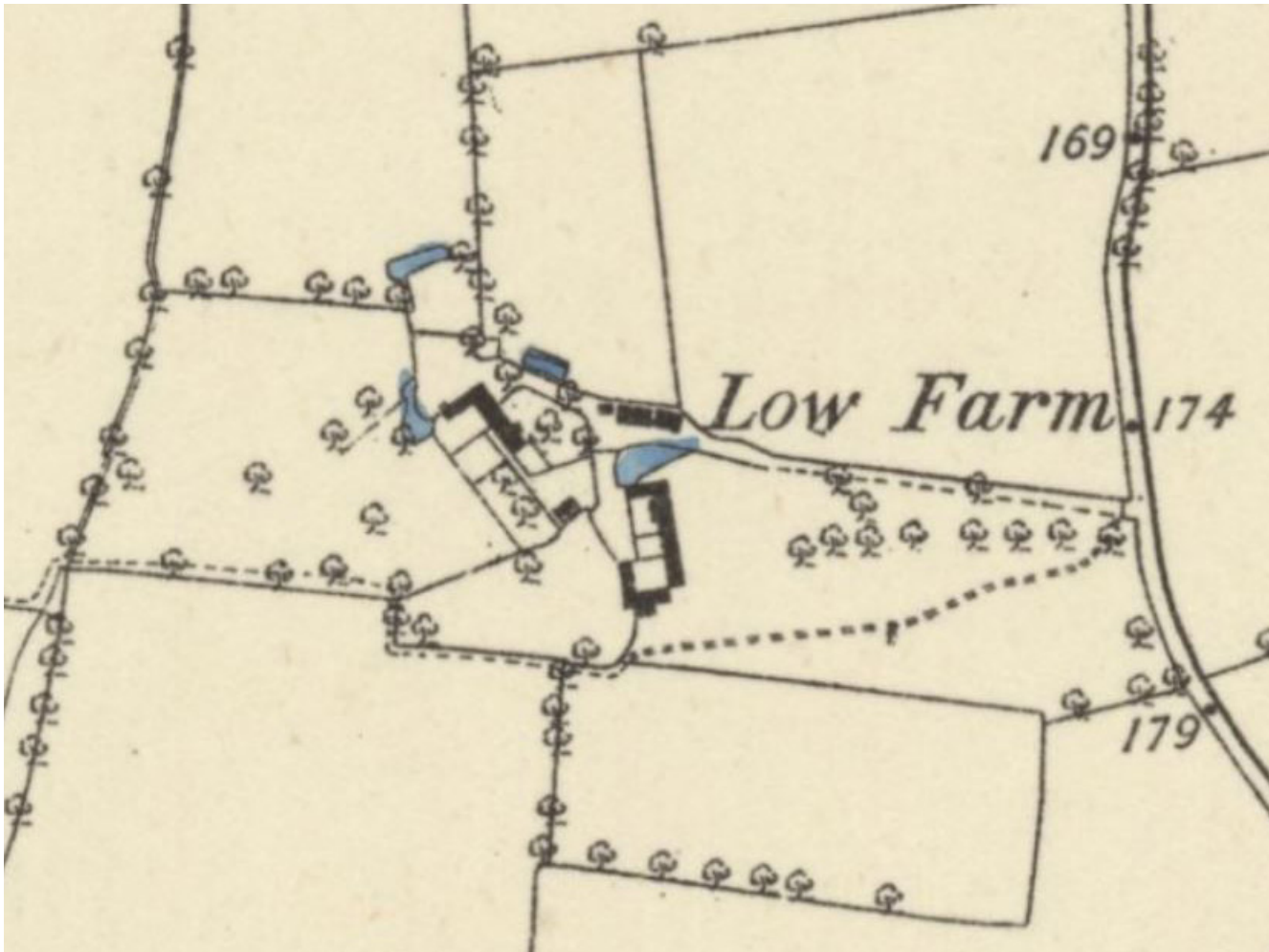


## 5. HISTORIC ENVIRONMENT

### Heritage Assets

The farmhouse is listed and not in a Conversation Area.

The 16th-century farmhouse is arranged over two main stories with a partial attic story. The layout is a 3-cell plan. It is constructed in timber-framed and plastered walls and a pantile roof.



### Significance

The list description for Low Farm dates is to the sixteenth century.

The Historic England listing:

*STRADBROKETM 27 SE*

*4/72 Low Farmhouse - - - II*

*Farmhouse. C16. To left a C19 service wing, in course of demolition at time of survey (April 1986). Timber framed and plastered with pantiled roof. 2 storeys and attic. 3-cell, lobby entry type. Casement windows, mainly of C18-C19 date. C19 plastered gabled porch with C19 4-panel door, the upper panels glazed. Internal stack with rebuilt shaft. Most of ground floor structure concealed: shaped heads to hall and parlour storey posts; remains of cross-partition at lower end of hall has one square-headed service doorway with original door. Good C16 newel stair: adjacent cupboards have butterfly and H-type hinges. Intact first floor frame with reversed bracing. Original attic floor with plain joists (where visible). Solid-tread attic stair with early door. Chamfered-mullion windows in both gables. Roof has a single row of clasped purlins and arched wind-bracing.*

*Listing NGR: TM2557474118*

The Ordnance Survey Map from 1884 shows the Farmhouse with a service wing.

## 6. IMPACT

The proposal is within an existing building therefore not materially affecting the proportion, height or mass. The alteration is of a scale that is considered appropriate and commensurate to the use.

The alteration would represent a minor amendment that would not harm the character and appearance of the building. The alteration has not resulted in harm to its setting and significance.

The alteration does provide a useable kitchen space to modern standards.

This use ensures the continued viability of the residential use.

The alteration is a minor amendment that would not harm the character and appearance of the building. The alteration is within an existing building and of a scale that is considered appropriate for the site, it does not significantly detract from the historic setting.



