



HERITAGE STATEMENT

Home Farm, North Green, Parham IP13 9NR

September 2019



©Brighter Planning 2019

This document has been prepared in accordance with the scope of Brighter Planning Limited's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Brighter Planning Limited's client. Brighter Planning Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of Brighter Planning Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.

Tel: 07507 734030
Email: charmain.hawkins@brighterplanning.co.uk
www.brighterplanning.co.uk

Director: Charmain Hawkins
Company Reg No: 11520417

Contents

1. Introduction
2. Identified heritage assets
3. Brief history of the site
4. Assessment of significance
5. The proposals
6. Heritage policy context
7. Impact assessment
8. Conclusions

References

Appendix 1 List description

1 Introduction

1.1 Brighter Planning Ltd have been engaged by Mr. & Mrs. Briscoe, the owners of Home Farm to prepare a Heritage Statement in support of a dual planning and listed building application submission (DC/19/3149/FUL) for the following works *Removal of modern single storey side and rear extensions. Removal the dilapidated porches to 2no. front doors. Proposed new 1.5 storey rear extension and single storey rear corridor. Proposed single storey replacement side extension. Proposed replacement of 2no. porches to front. Proposed repair works to render. Proposed reinstatement of several historically concealed windows.*

1.2 The farmstead has been in the ownership of the applicants' family for four generations and they wish to secure its long term future so that it remains in family ownership and use. The family have undertaken research on the property including analysis of the timber framing and their work has been used to inform this report. The farmhouse is a Grade II listed building which the listing dates from the C16.

1.3 This statement seeks to meet the requirements of the local heritage policy requirements; the national guidance set out in the NPPF (2019) and guidance and advice issued by Historic England. It identifies the heritage assets in the locality and their heritage value and significance. A heritage impact assessment is undertaken to assess the potential impact of the proposed works both directly to the identified heritage asset and its setting. Where any heritage benefits are resulting these are identified for consideration in the planning balance. This statement is not an archaeological report. It has been prepared following a site visit undertaken in September 2019.

1.4 In addition to this statement the submission is supported by:

- Drawings prepared by Ashenden Architecture Ltd.
- Design and Access Statement prepared by Ashenden Architecture Ltd.

2 Identified Heritage Assets



Listed buildings

2.1 The above map extract identified the listed buildings on or in the close vicinity of the site. These are as follows:

Home Farm – The only building listed in its own right within the farmstead is the farmhouse. Some of the buildings within the dispersed yard area are considered to be curtilage listed by virtue of their age and past functional association with the farmhouse.

Green Farm – This is another C16 linear timber framed farmhouse again located in close proximity to the Green.

Telephone box on green – A K6 telephone kiosk listed Grade II located on the Green.

Conservation Area

2.2 The property is not located within a conservation area.

3 Brief History of the Site and its context

3.1 The village of Parham is located approximately 10 miles north of Woodbridge and is located on the river Ore. The settlement is within the Hundreds of Plomesgate. The parish is predominantly rural and the farmstead is located near to the northern green of the settlement. The main secular building is Old Parham Hall, built by the Earl of Ufford and which became the seat of the Willoughby family. Robert Ufford bequeathed money for the church to be rebuilt in the c14th. The majority of the properties within the village formed part of the Parham Hall Estate which was sold off in the early C20.

Home Farm



Aerial photo - 1964 of the farmstead (B Briscoe)

3.2 The farmhouse is set within a c.500 acre farm. It is listed as dating from the C16 and analysis of the timber frame has led to the conclusion that the original building was probably a three bay in-line hall house which has been dismantled and replaced over time. The central front door and passage remains on the line of the screens passage with the service end to the west and the high end to the east. The building has been much modified over time which the more detailed analysis in Section 4 below demonstrates.

3.3 The farm has been known by several names – in the early C19 it is denoted as Northern Green Farm with reference to its location by the Northern Green of the village. The Suffolk Heritage Environmental Record (HER) notes the Green has Medieval origins (MSF20468) The application site is also recorded in 1840 as William's Farm referencing the occupier at the time, a Benjamin Williams. It is recorded as Home Farm on the later C19 maps to the present. The farm is predominantly arable today but in the past had more of a mixed use with orchards, sheep and cattle being kept as reflected in the existence of a dairy and cheese room as part of the property.

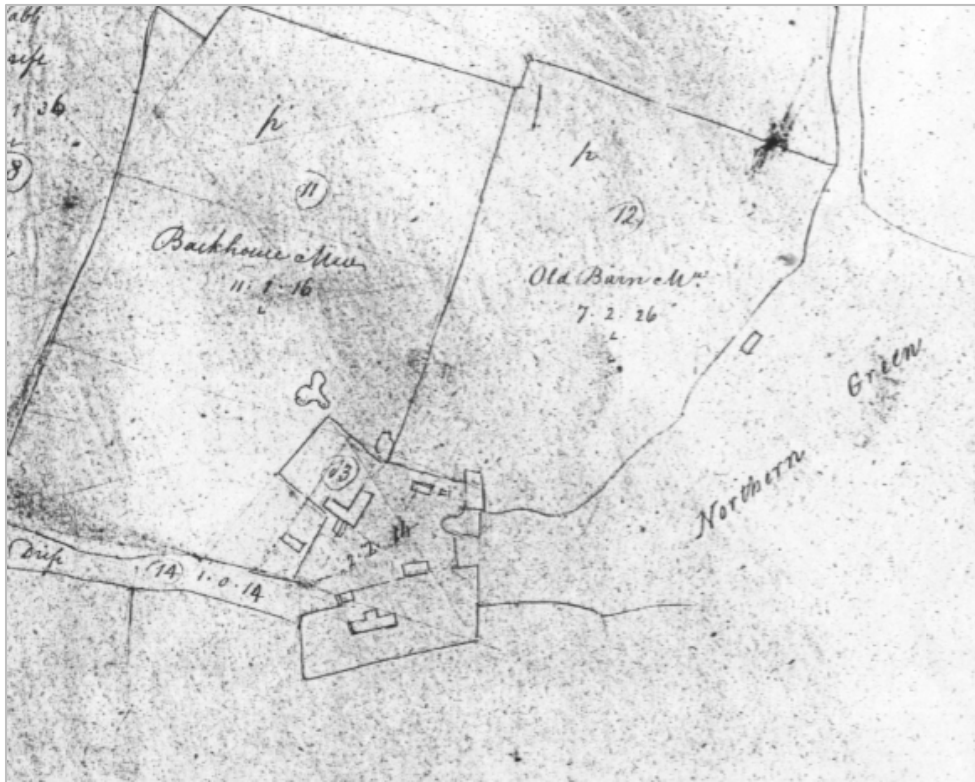
3.4 In 1921 the sale of the Parham Hall Estate included Home Farm. The sales particulars describe the property as follows: It is Stud and Plaster Built, with Flat Tiled Roof, and contains:— Entrance Hall; Dining, Drawing, and Breakfast Rooms; 7 Bedrooms and 2 Lattice Rooms; Kitchen; Pantry; Dairy; Cream House; Refrigerator Room, and Cellar.

3.5 The Larter family (Briscoe by marriage) have owned the property for four generations and the various C20 changes can be ascribed to the different family members since the family purchased the property. The family have connections to the property going back five generations and have oral history accounts from people who lived as tenants in the house in the mid C20 notably the farm stockman's daughter. It should be noted notwithstanding the location near to Parham Airfield (Home to 390th Bomb Group in WWII) the farm was not requisitioned but used to provide much needed homegrown food supplies. The C20 alterations have largely been to improve the habitable space in the building but the western rear cross wing remains largely storage space and there is an urgent need for the conservation and upgrading of the building to secure its long term future as a dwelling.

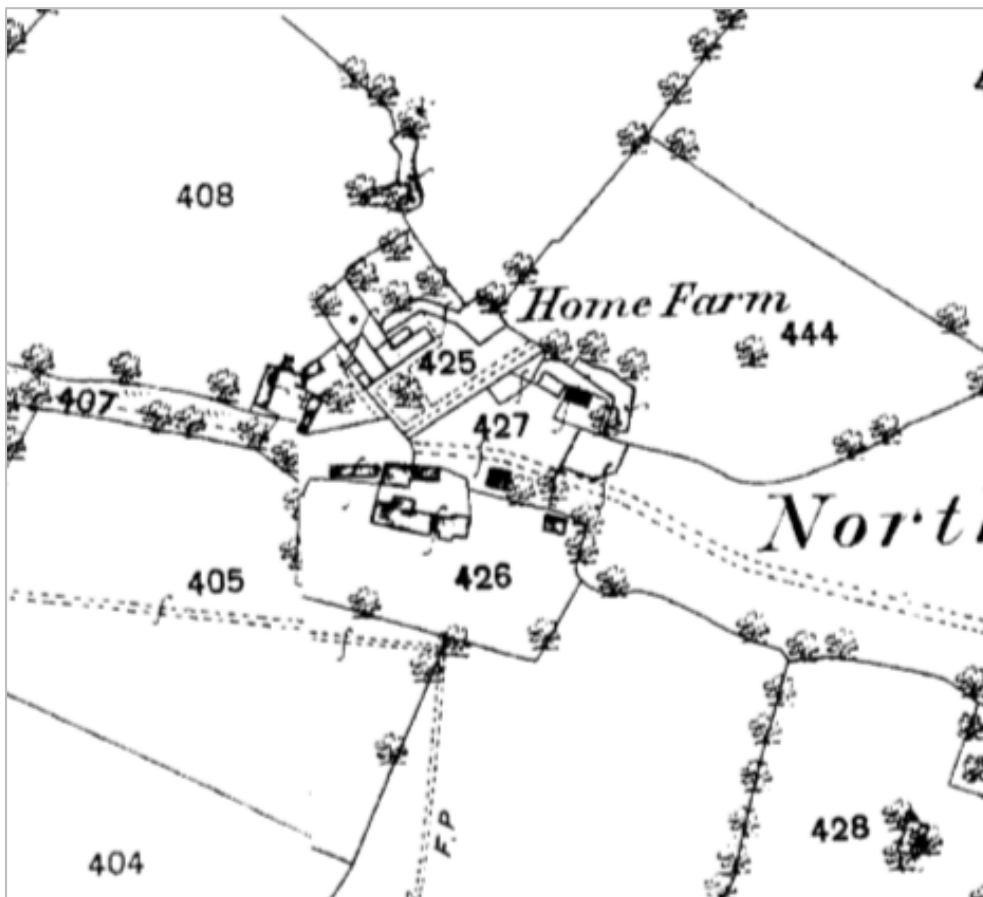
Map regression

3.6 The farmstead is discernible on a 1433 sketch map which has been interpreted in the Parham Millennium Scan (1999) and later historical research on the village. It is also depicted in the area noted as Northern Green on the Hodskinson's map of Suffolk 1783. For the purposes of this report only more detailed maps are employed.

3.7 The earliest detailed map is that of 1824 which part of a survey of the farm was. The farmhouse is the L shaped building to the north west of the dispersed yard of farm outbuildings. The proximity to the northern green is clearly shown on this map.



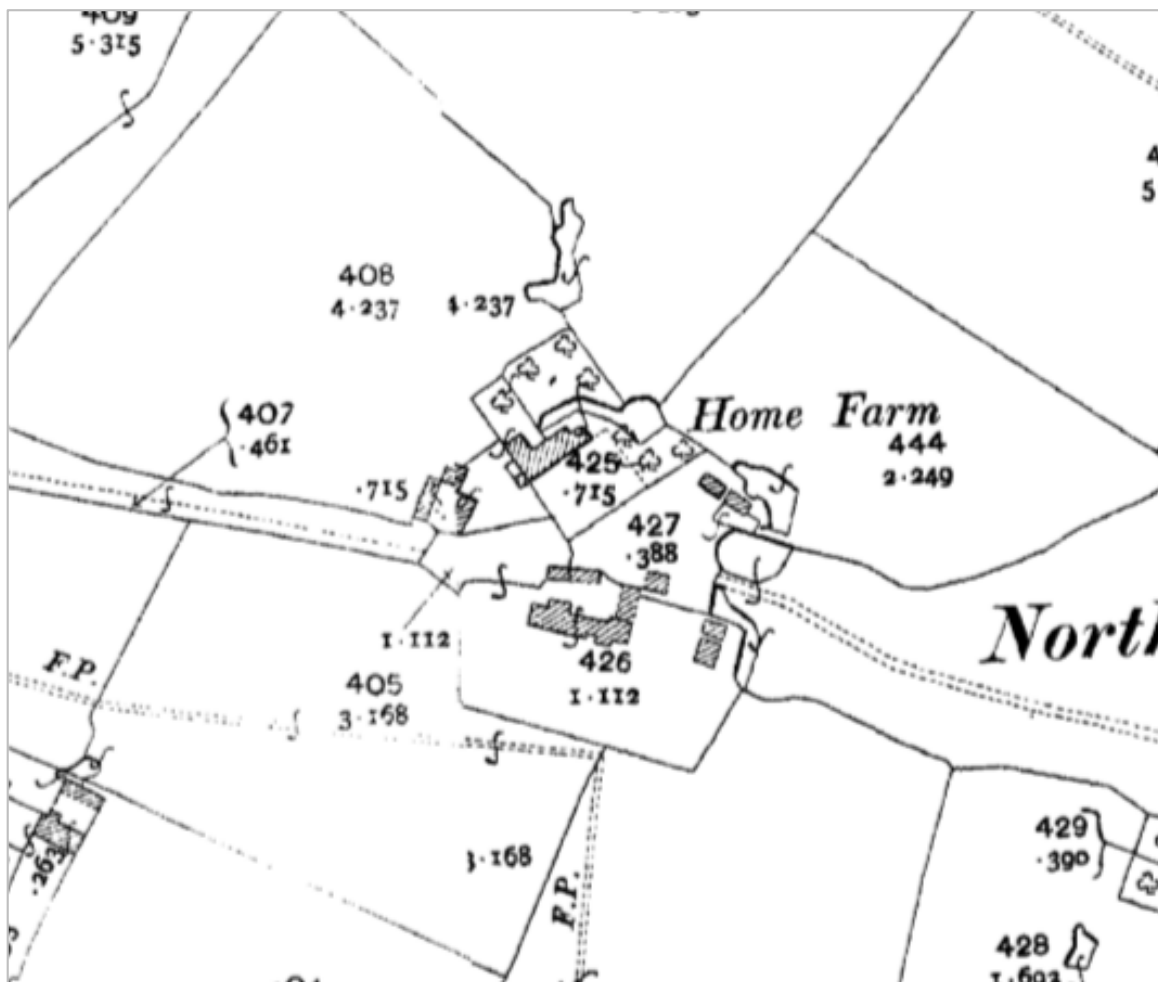
1824 survey map of North Green Farm (SRO)



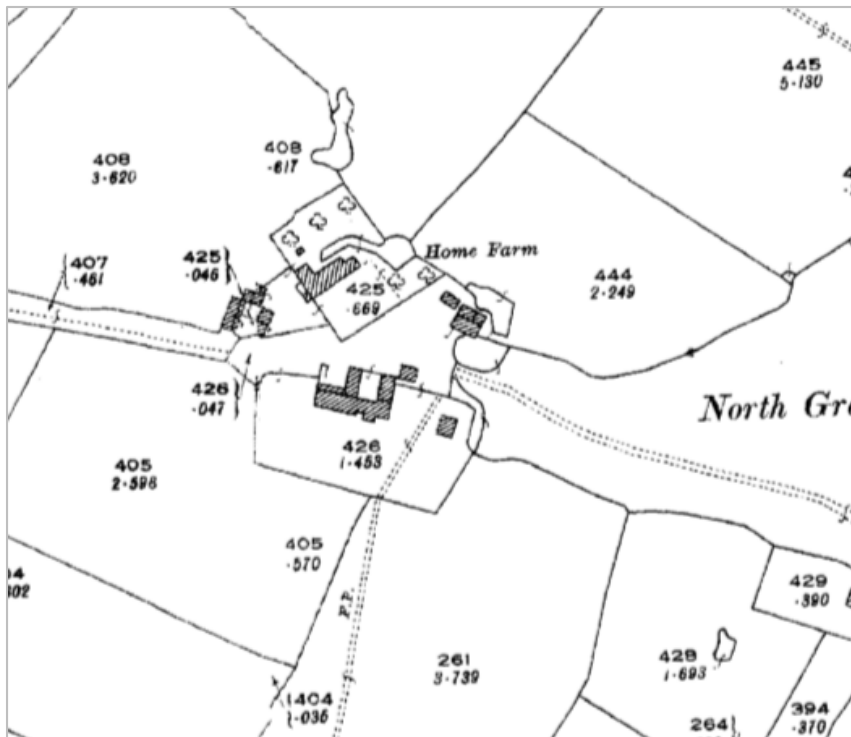
OS Map 1883 (Old Maps)

3.8 The First Edition OS map for the area dates from 1883 and provides a more accurate representation than the sketch map. The farmhouse to the north of the yard is clearly denoted as an L shaped building with an adjoining cross-wing and rear addition along part of the rear elevation. The front elevation is very clearly to the southern side with an enclosed garden area and pathways leading to the main entrance of the house. The cross-wing was known to have been separate from the house and provided non-habitable space with no internal physical links with the main house until the C20. Adjacent to the western wing a side addition is denoted which is on line to the southern front elevation. The 1883 map shows the former moat to the north of the house more clearly and illustrates how close it was to the rear (northern) elevation of the house. The orchard area to the north of the house is also clearly denoted.

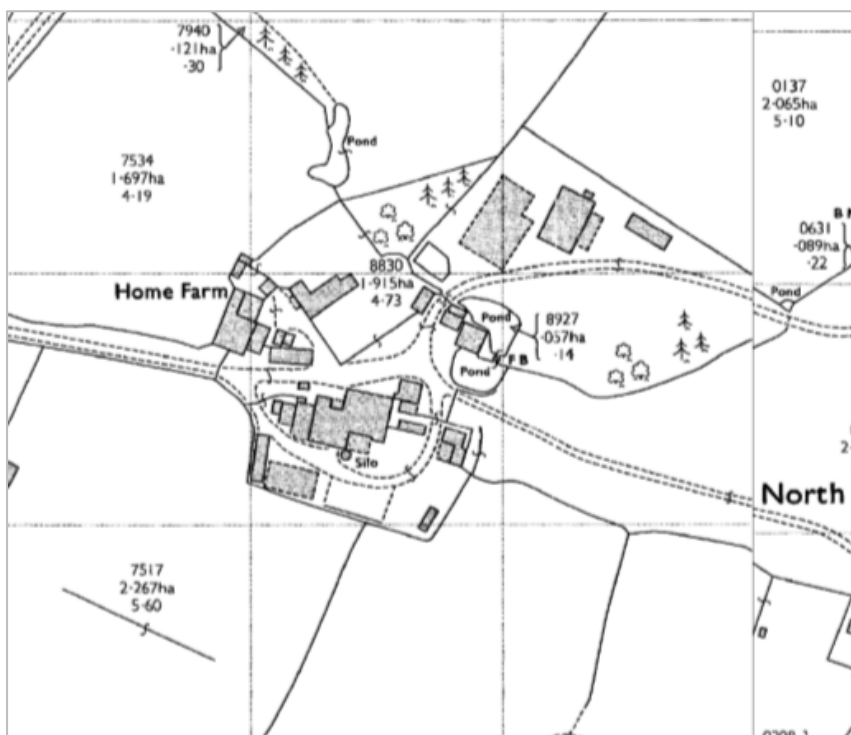
3.9 The second OS map dated 1902 shows very little change either to the footprint of the house or the adjacent farmyard buildings. The third OS map in the series dating from 1927 again shows little change to the house footprint but the outbuildings have been altered and extended to form a small courtyard area to the northern side of the main barn.



10S Map 1902 (Old Maps)



OS Map 1927 (Old Maps)



OS Map 1975 (Old Maps)

3.10 The fourth and final plan in the OS series dates from 1975. Here one can see significant changes to the farm out buildings with a number of modern barns being

constructed to the south and east of the farmhouse and the silo erected. This map provides a good comparison with the aerial photo above.

3.11 The house has had the rear moat area infilled for safety reasons and to the western side elevation what is assumed to be the present side porch is visible in place of the structure which stood further south of this.

Planning History

3.12 The relevant planning history is summarised in the table below.

Proposal	Reference	Decision
Current proposals	DC/19/3149/Full	
Erection of rear lean to extension, repairs , replacement window and internal alts	C/00/0671	Approved (but not implemented)
Reroofing most of building	C7807 1984	Approved

4 Assessment of Significance

4.1 The NPPF (2019) sets out in paragraph 189 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’.

4.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF 2nd ed., Annex 2)*

***Architectural and artistic interest** derive from the way in which people draw sensory or intellectual stimulation from a place, which can be the result of conscious design or by the fortuitous outcome of the way a place has developed over time. (Derived from definition of aesthetic value in Conservation Principles, Policies and Guidance, English Heritage, 2008).*

***Historic interest** derives from the way past people, events, and aspects of life can be connected through a place to the present, often by the meanings of the place for these people who relate to it, or for whom it figures in collective memory or experience. (Derived from definition of historical value in Conservation Principles, Policies and Guidance).*

4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

Home Farmstead

4.6 One principal heritage asset has been identified on the site – the Grade II Listed farmhouse. From the map evidence a number of the farm outbuildings are likely to be considered to be curtilage listed or at least have some heritage value in association with the farmstead as a whole. For this reason the historic value of the farmstead as a whole is considered with the focus on the farmhouse. Repair works are proposed to the flint stable building which is in a state of collapse to save this structure.

Archaeological interest – High

4.7 The site as a whole has medieval origins with the original hall house or a preceding house being moated. There is potential for below ground finds within the site thus a watching brief is anticipated for any groundworks. The existence of the rear moat and its C20 infilling is something to bear in mind. In 2005 the former moat was subject of an archaeological dig with local school children but no written records were made of this. Equally any alterations to the house which expose the framing further could add to and help refine the dating of the component elements. A building recording condition is anticipated.

Architectural and artistic interest – High

4.8 The site is of interest as an East Suffolk farmstead which has evolved from at least the C16 and has strong associations with the medieval Northern Green. The farmhouse is of high interest as it is of the local vernacular style and contains evidence of the past farming way of life in particular the product storage areas to the cross-wing structure. The differentiation between the high and low end of the building remains marked in the building today. It is also of interest in that the changes and alterations to the building over time remain legible in the fabric and framing.

Historic interest – High

4.9 The farmstead has local historic interest as part of the agricultural history of the village. Oral histories of the memories of people who previously lived/worked on the site have been secured capturing the rural way of life in the last century. These memories have helped to establish the past functions of the various rooms in the house.

Setting

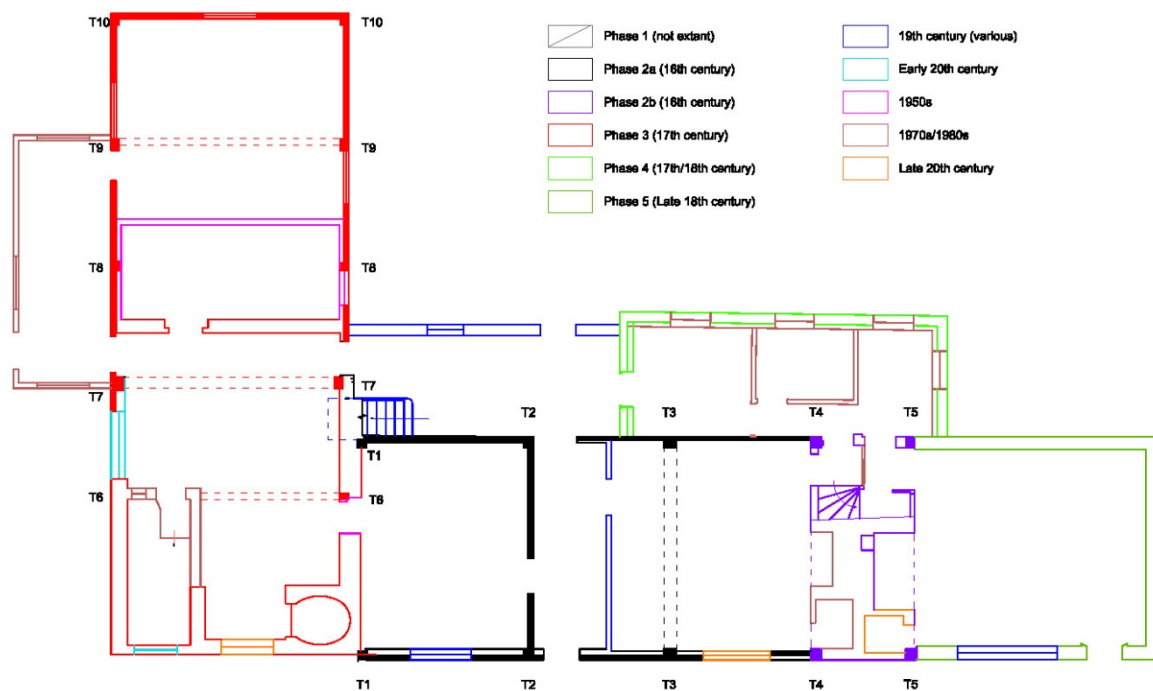
4.10 The farmhouse and outbuildings form a collective group of buildings with a strong functional inter relationship which contributes to the understanding of the whole. The area around the house and the yards clearly divided the site into distinct uses and differentiated between the living and working areas. The boundary wall to the front garden area is important as it is a historic boundary dividing the house from the farmyard. The northern setting of the house has changed significantly with the infilling of the moat. The form and layout of the house has not been radically modernised with even the old privy remaining in situ and this greatly contributes to the understanding and appreciation of the site as a whole and gives the location a sense of timelessness.

Assessment of significance

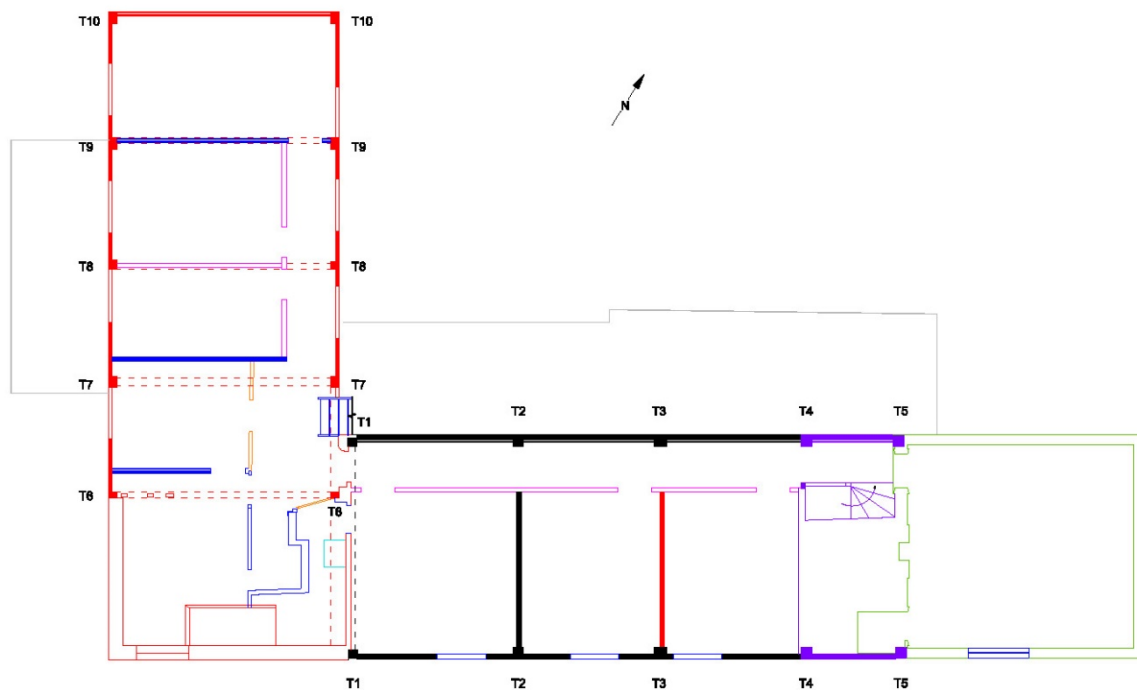
4.11 The component elements of the farmhouse are now assessed in terms of their heritage significance. Whilst age is a material consideration this is not the only criteria in assessing significance, any surviving feature has to be considered in terms of what it adds to the heritage value of the asset.

Dating of component parts

4.12 The following interim dating diagram has been produced by Jane Briscoe.



GROUND-FLOOR PLAN



FIRST-FLOOR PLAN

4.13 In summary the old core of the building focuses on the central section of the building where the cross passage is located and which is considered to be late medieval in date. The house was extensively enlarged in the C17. In the C19 the house appears to have been subdivided into two units with evidence of an additional staircase surviving. It was returned to being one unit in the C20. The C20 works have largely sought to improve the living accommodation within the building.

4.14 An analysis of both the external elevations and on a room by room basis has been carried out to consider the heritage significance of the component parts using the criteria set out in the table below. Given the house is Grade II Listed the right hand column is applicable with no exceptional features identified. The findings are summarised on the floor plans at the end of this section.

	Grade I (and II*)	Grade II
Exceptional	Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in 'substantial harm' to the heritage significance.	
Considerable	Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of such features may constitute 'substantial harm'.	A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'substantial harm' to its heritage significance
Some	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is

		likely to constitute 'less than substantial harm'.
Local	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute minimal harm to heritage significance.	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.
None	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance
Negative or intrusive	Those elements which actually detract from the value of a site and where its removal may be a clear benefit.	Those elements which detract from the heritage significance and their removal may be a clear benefit.

Exterior

SOUTHERN FRONT ELEVATION *Considerable significance*



Front elevation

4.15 The front elevation is where the component elements of the building are best viewed, with the central historic core with the cross passage denoted by the location of the front door. The central part of the building contains no chimney stacks adding to the evidence that this was a hall house, with the stacks added as part of the additions at each end of the central core.

4.16 The small windows located tight to the eaves line are indicative of an inserted floor and although the fenestration is modern the openings are considered to date from the flooring of the building when a series of room with windows to the front and rear elevations were created.



South Elevation undated photo Historic England Collection (Red Box) 1948

4.17 The brick gable end to the cross-wing forms a distinctive element to the principal elevation and serves to distinguish between the historic living space in the rendered part of the building with the brick element being the service and storage part of the building.



2 Sketch of the front elevation dated 1921

Reggie Whitmore 1921

4.18 The sketch of 1921 is very similar to the Historic England Collection photo. It should be noted that the ground floor windows had been enlarged and altered by this time. The 'blocked' window to the brick gable has never been a window given its location to the attic stairs and the chimney stack to this cross-wing.

NORTHERN REAR ELEVATION *Some significance*



Rear elevation

4.19 The rear elevation of the original building has been largely concealed by the addition of a lean-to linear single storey range. This structure is not of one build as the internal exposed framing reveals and has been much patch repaired over time such that it is considered to have only local significance. The main two storey elevation is assessed as having some significance. The revealing of currently blocked-up rear mullion windows at eaves level provides potential to restore some of the significance to this elevation.

4.20 The infilling of the moat in the early C20 and relationship of the farmhouse to this feature has also altered the appearance and reduced the significance of this elevation.

EASTERN END *Some Significance*

4.21 This elevation contains timber framing from the replacement C18 extension of the building. It is not easily viewed due to the relationship with the treed part of the garden. This elevation is also showing signs of movement and the potential impact of any intervention on the fabric here needs careful consideration.

4.22 The eastern elevation of the cross- wing contains historic window details providing evidence of the former storage/service use of this wing.

WESTERN END *Some significance (porch has no significance)*



Western side elevation

4.23 The western elevation of the cross-wing has had the mullion windows exposed. The composition of this elevation has changed over time as the 1921 sketch above denotes. There was formerly a single storey extension to this elevation which was located further south than the present porch, and flush with the front gable end (see sketch above). This meant that there was one window to the front elevation lighting what is today the kitchen area. The side window to this room is a mid C20 addition. The extension is considered to have no significance.

Interior

Room names follow those denoted on drawing 0324 002 (Ashenden Architecture Ltd).

Ground floor

KITCHEN/PANTRY *Some significance*

4.24 The listing description states that the rear cross wing was originally detached. The framing evidence suggests this was not the case, the wing was attached to the main house however there was no physical doorway linkage from the wing into the house (until the doorway in the kitchen was added in the C20). The cross wing appears to have been a service area with the scullery/kitchen to the front divided by a passage where there were two doors leading to the exterior. To the north of this was the produce store, known to be the dairy, cheese-room and creamery. The orientation makes it ideal for this use.

4.25 The kitchen area has been altered and modernised in the C20 but the location of the former bread oven is still legible and the service nature of this end of the building is still evident. The kitchen retains one large exposed ceiling timber defining the line of the passage through the room.

WORKSHOP *Local significance*



Interior of workshop

4.26 The workshop remains largely unconverted. The main intervention dates from the C20 when the pantry was formed. The original windows have been exposed internally and externally but the space remains non-habitable. It has some local significance as a traditional farm storage area dating from the C17.

LIVING ROOM *Considerable significance*



Framing to the living room

4.27 The living room is within the core of the house and retains exposed timber framing including close studded wall framing and floor joists. There is evidence of blocked windows and the location of an earlier stair case. The jowl posts are of interest. There is no surviving hearth to the room as it is understood this was blocked over in the 1970's. The chimney is thought to be early C20 so the hearth appears to be a later addition.

ENTRANCE HALL *Considerable significance*



Cross passage

4.28 The hallway is considered be on the line of the original screens passage of the previous building and has been retained as part of the subsequent rebuilding phases. It would have defined the division between the high and low ends of the original house. Its survival as a feature within the floor plan is considered to have considerable significance.

BACK HALL/STAIRS *No significance*

4.29 The rear lean to and stairs appear to be C19 alterations infilling the former rear open yard area and providing a covered link from the house into the cross-wing. The space has been modernised in the C20 with a metal framed window and recessed lighting to the ceiling.

4.30 The stairs provides the main access to the first floor but is of modest form and of low interest.



Back hall and stairs

OFFICE/BATHROOM/KITCHEN *No significance*

4.31 This element is identified in the dating of the frame to be a C17 or C18 addition predating the lean-to area adjacent to the cross wing. However the eastern part of the rear single storey lean-to range has been extensively modified in the C20 and is thus ascribed no significance.

SITTING ROOM *Considerable significance*



Hearth and surround to sitting room

4.32 This part of the house which is part of the C16 rebuilding of the property on the site of an early structure. The fireplace appears to have been constructed as a back to back inglenook as part of the second phase of C16 additions to the original 'high end' at the eastern end of the main range of the building. The exposed framing is of interest with the chamfered exposed beam running north south rather than east west. This is part of the strange phasing of rebuild and demolition to this part of the building as part of the 'progressive reconstruction of the hall house'. Jane Briscoe's work has identified further evidence for this at roof truss level which she considers was deliberately designed to allow for the full support of the roof without a full truss being incorporated. The two roof structures, although extremely similar in form, are not joined: the only points at which the south-western and north-eastern structures are joined are at the wallplates. The most likely explanation is that there was an existing structure against which the south-western part of the house was built, which was subsequently replaced.

STAIRS *Some significance*



4.33 The addition of a staircase in the second phase of the C16 works indicates the building was floored sometime during this period. The location adjacent to the inglenook fireplaces, is a common location for stairs to be positioned.

DRAWING ROOM *Some significance*



Inglenook fireplace to drawing room

4.34 The eastern most room which has three external walls is part of a C17 or C18 replacement of the eastern bay of the C16 house. The C16 inglenook fireplace and stairs were retained as part of this rebuilding. The inglenook within this room is in better condition than the sitting room although some of the brickwork to the southern end has been rebuilt. The framing to the room is largely concealed.

First floor

EASTERN BEDROOM *Some significance*

4.35 This is within the C17/C18 rebuilt section of the building, which was constructed with a floor. The C16 stack has a C19 surround and hearth to it. Any concealed windows will require opening up works to confirm their existence/location.

THREE CENTRAL BEDROOMS AND CORRIDOR *Considerable significance*

4.36 These three rooms have the framing exposed and have high ceilings with the lower framing of the C16 house. The central room has exposed wide oak boards. Although the form of the rooms have been altered by the formation of the rear corridor the character is retained with the retention of the small window openings and lath and plaster infill between the framing. The rear corridor is a dark windowless space with low ceiling height. The corridor is essential for circulation between the component elements of the building.



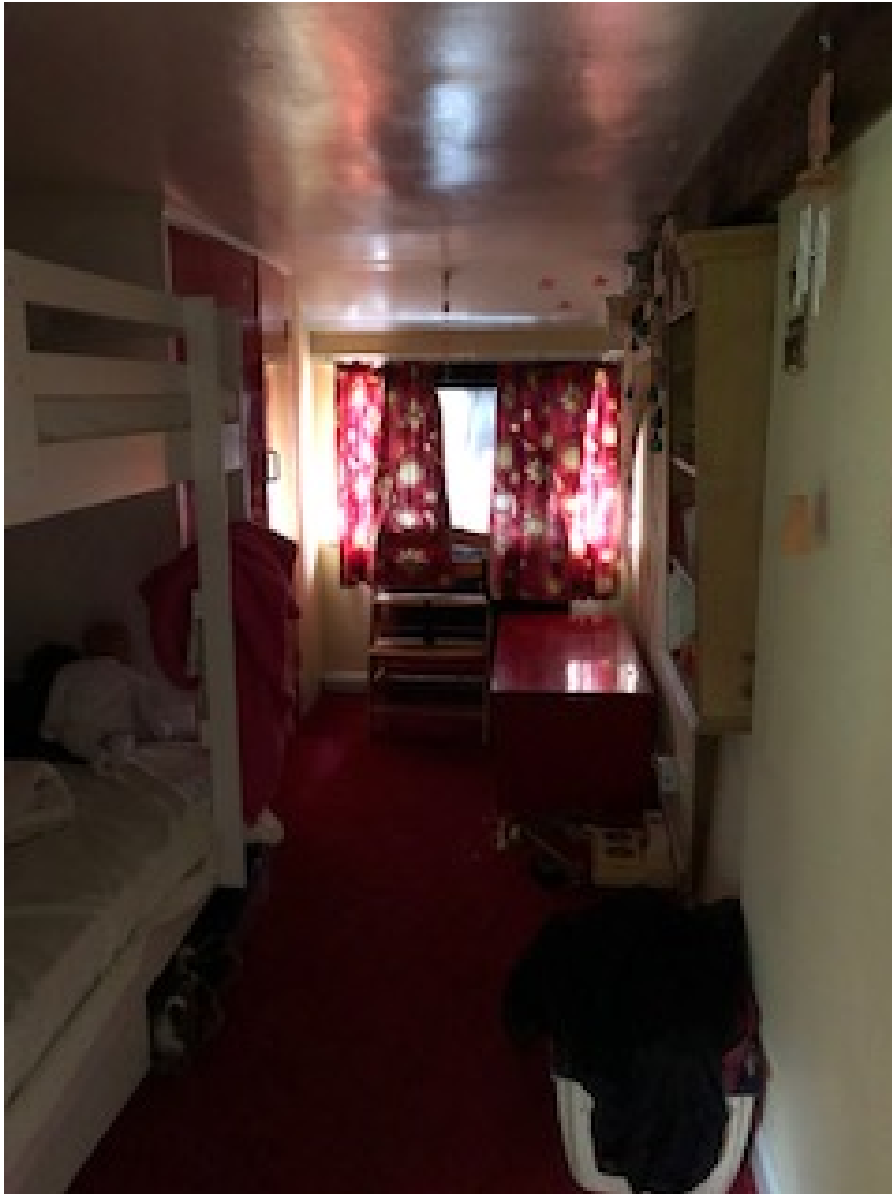
Central bedroom looking to front elevation



Rear corridor to central rooms

BEDROOMS TO CROSS-WING *Low significance*

4.37 These rooms have been formed in the former service storage space and all date from the mid C20 with flush doors and joinery contemporary to this era. The end room remains unconverted to 'habitable space' with the framing exposed. This part of the building is not affected by the proposals.



Bedroom to cross-wing

ATTIC SPACE *Some significance*

4.38 A attic stair gives access to the roof space to the cross-wing. This area has evidence of having been lathed and is boarded thus appears to have been habitable space but is currently used only for storage.



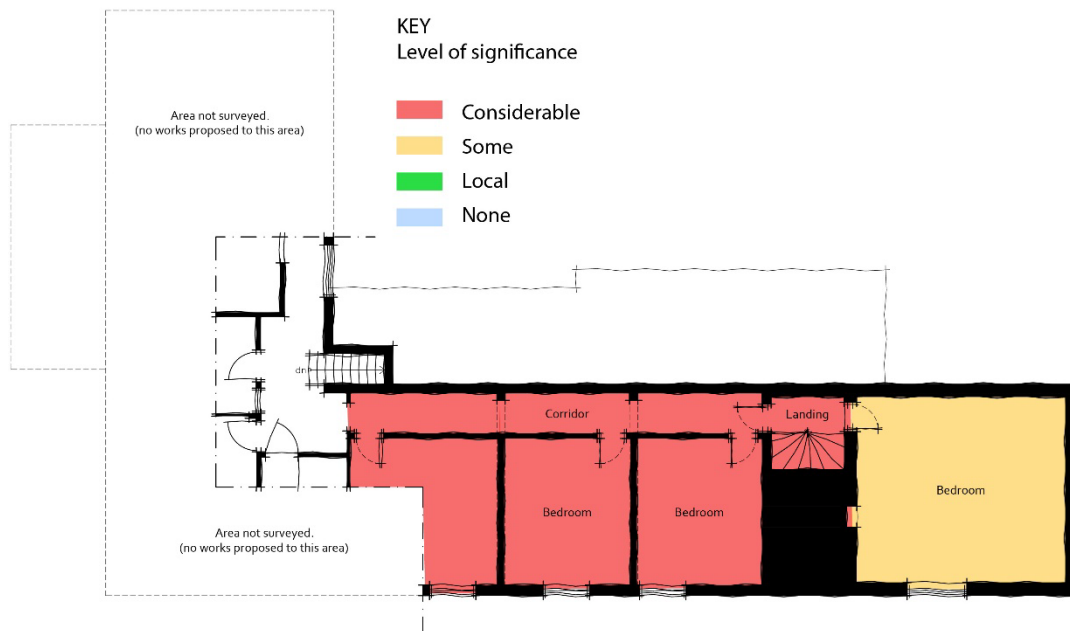
Evidence of laths

SUMMARY DIAGRAM OF SIGNIFICANCE

Ground Floor Plan



First Floor Plan



5 The Proposals

5.1 The proposals comprise of *'Removal of modern single storey side and rear extensions. Removal the dilapidated porches to 2no.front doors. Proposed new 1.5 storey rear extension and single storey rear corridor. Proposed single storey replacement side extension. Proposed replacement of 2no. porches to front. Proposed repair works to render. Proposed reinstatement of several historically concealed windows'*.

5.2 The works are part of works to stabilise and consolidate the movement of the building and to enhance the external appearance.

5.3 Further consideration of the potential impact of the works is considered in Section 7 below.

6 Heritage policy context

National legislation

6.1 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act requires special attention be given to the desirability of preserving or enhancing the character and appearance of a conservation area.

National guidance

6.2 National planning guidance is set out in the NPPF (Feb 2019). This document establishes a presumption in favour of sustainable development (paragraph 11). Proposals that accord with the development plan should be approved without delay. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 192 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

6.3 Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset's conservation. Paragraph 196 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

6.4 The NPPF guides that local planning authorities should seek opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance (paragraph 200). It goes on to state that proposals that

preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.

Local Plan Policy

6.5 The adopted Local Plan for the locality is The Suffolk Coastal District Local Plan (2013) – Core Strategy and Development Management Policies. There are no specific heritage policies within this document but the following policies are considered to be material.

- DM21 Design – Aesthetics.

6.6 The new Suffolk Coastal Local Plan covering the period 2018-2036 has been subject of an Examination in Public and the report of the Inspector is pending, thus at this present time only limited weight can be given to this. The emerging policies of relevance are:

- SCLP11.1 Design Quality.
- SCLP11.3 Historic Environment.
- SCLP11.4 Listed Buildings.

6.7 The Listed Building policy SCLP11.4 states:

Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:

a) Demonstrate a clear understanding of the significance of the building and/or its setting alongside an assessment of the potential impact of the proposal on that significance;

b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest;

c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building;

d) Use high quality materials and methods of construction which complement the character of the building;

e) Retain the historic internal layout of the building; and

f) Remove existing features that detract from the building to enhance or better reveal its significance.

Historic England Guidance

6.8 The guidance produced by Historic England of relevance to this application are:

- Making Changes to Heritage Assets – Historic England Advice Note 2 (2016).
- The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).

7 Impact assessment

7.1 The potential impact of the proposed development is now considered with regard to the potential harm, if any, which would result to the special architectural or historic interest of the building and any resulting heritage benefits which may result. These are considered under the headings of the various works proposed:

- ***Removal and replacement of south western side porch extension***

7.2 This porch is a C20 addition of poor quality which is in poor condition and detracts from this elevation. The map and image evidence show that there was historically a porch to this elevation but the previous structure extended further forward on the side of the kitchen. The proposal will simply replace the existing structure and form a higher quality modest structure in a similar position to the existing porch. This provides a boot room area to the side entrance from the yard and a covered link to the workshop and is thus an important interface between the farm and the house.

7.3 There will be no loss of historic fabric and the form and design of the proposed porch is considered to be an enhancement from the existing structure with more appropriate style of fenestration and doors.

- ***Removal and replacement of rear single storey extension with inclusion of two storey element***

7.4 The rear lean-to extension has been formed in two distinct phases and then much modified in the C20. The section adjacent to the cross wing is considered to be the more recent element dating from the C19 and identified as being of no significance. The earlier section to the east has been much modified and thus is considered to also have no significance. The removal of these elements is not considered to harm the significance and appreciation of the main historic core of the building. The formation of a lean-to along this elevation has resulted in all the first floor windows being blocked and thus the first floor corridor is very dark.

7.5 A replacement structure is necessary to retain a circulation corridor from one end of the building to the other whilst enabling the historic windows at first floor to be exposed and create a higher quality structure. Historically the door into the cross wing was the only link between the main house and this service wing. The provision of a modern stair turret is a traditional method of housing a staircase and enables the existing staircase to be retained within the context of the lower lean to structure. The design of replacement single storey

structure with a far shallower mono- pitched roof will enable the blocked first floor windows to be revealed and restored as windows.

7.6 The form of the single storey element of the extension is modern and will enable far more light into this part of the building. The structure will be of far higher quality than the present structure.

7.7 The proposal also seeks to extend the rear extension to include the eastern element of the building where a two storey structure is proposed forming a gabled cross wing. This format responds to the cross wing to the opposite end of the building , although it is not proposed to be the same length as the existing wing and is appropriate for the building. It should be noted that the unimplemented permission granted in 2000 (C/00/0671) granted permission for a single storey extension in this location. As the photo below shows this elevation is currently blank and thus there will be no concealing of any existing exposed historic windows. The scale and form of the extension is considered to be appropriate for the property and comply with the criteria of emerging Local Plan Policy SCLP11.4 Listed Buildings.



Eastern end of rear elevation.

- ***Replacement porches to front elevation***

7.8 The existing principal entrance central to the front elevation and the second entrance to the eastern side are both enclosed by canopy porches which are in a poor condition. An enclosed porch is sought to the doorway at the eastern end of the main range so that one does not enter the room directly as existing to try and improve the heat loss from this part of the building. The porch will also serve to protect the existing external door to be retained in situ. The main entrance door does not need this 'airlock' facility as it opens onto the existing hallway. These structures appear to have been in situ in the 1920's but do not follow the simple Suffolk vernacular style of the building with their classical detailing. The proposed more traditional porches proposed to each entrance are considered to be of a suitable scale and more in keeping with the building.



- ***Alteration to and formation of new openings in building to improve circulation***

7.9 One new opening is proposed to the drawing room northern wall to provide a new and more accessible opening from the existing room into the new eastern cross-wing extension. There will be some small loss of historic fabric here but this is not in the area of highest significance within the building.

7.10 To the first floor a similar opening is proposed to link the eastern bedroom to the new corridor in the proposed cross-wing and thus give access to the bathroom proposed within it.

Again a small loss of fabric will occur however Initial investigations behind the internal render have checked that the plate visible in the hall cells does not continue across the proposed location of the opening. On balance the harm is seen as being outweighed by the improvements to the living accommodation within the building and the circulation within the property.

- ***Opening up of historic window openings notably to the rear elevation***

7.11 The historic windows to the building have either been replaced or blocked up. Those to the workshop have been revealed by the applicants and the proposals continue this process by seeking to reinstate the windows to the first floor rear corridor. The proposals will thus restore and reveal historic features of the building. This will help the appreciation that the first floor rooms were originally (when the building was floored) front to back with no corridor. It will improve the natural light enjoyed to this part of the building.

- ***Replacement of all post war windows***

7.12 The majority of the glazed windows on the building are C20 in date, fitted at different times over this century. The post-war windows in general have night vents and are top hung. These do not follow a traditional form and thus the proposal seeks to replace these with a more appropriate and traditional form of window having regard to the pattern of windows on the building.

Assessed level of harm

7.13 The proposals have been assessed to result in 'less than substantial harm' to the heritage significance of the building. It is considered the level of harm is to the very low end of the spectrum of harm. The proposals are seeking to remove and replace the less sympathetic modern alterations and additions which have been made to the building. The overall composition of the building will remain and the key historic features will remain legible. The internal plan form will be retained and enhanced by the proposals.

7.14 Paragraph 196 of the NPPF states that where development proposals lead to less than substantial harm this harm should be weighed against the public benefits of the proposals. Within this report only the heritage benefits are identified.

Resulting heritage benefits

7.15 The key heritage benefit is that the works are part of an extensive conservation package for the building to secure its long term future as a habitable dwelling. The eastern end of the building is verging on being uninhabitable. This proposal will ensure all the building is conserved and that the internal circulation within the building from east to west is both preserved and enhanced. This will enable the building to remain in its optimal viable use as a farm house – the purpose for which it was built.

7.16 The proposals seek to preserve and reinstate blocked historic features which will be visible and legible as part of the understanding and appreciation of the historic building.

7.17 The works will also enhance the internal and external appearance of the building by removing lower quality modern alterations and additions and replacing them with higher quality elements. This follows through to the materials used, with any remaining cement render being replaced with lime and high quality traditional materials used for the extensions.

7.18 On balance the heritage benefits are considered to outweigh any harm resulting from the proposals.

8 Conclusions

8.1 This heritage statement has demonstrated that the property has been assessed and its history and heritage significance understood and described. The differing levels of significance of the component parts of the building have informed the proposed alterations and extensions.

8.2 The proposals are part of a comprehensive package of repairs and alterations which aim to ensure the building is conserved and retained in full use as a dwelling for the long term future.

8.3 The potential impact of the proposed development on the significance of the asset has been assessed. The proposals are considered to meet the emerging Local Plan Policy relating to Listed Building (SCLP11.4 Listed Buildings) and national guidance relating to changes to historic buildings. The level of harm identified as resulting from these proposals is to the very low end of 'less than substantial' – with some small loss of fabric where new openings are being formed. This harm is assessed as being more than outweighed by the net heritage benefits resulting from the proposals. The key benefit being that this will secure the long term future for the building.

8.4 It is therefore considered that there are no conservation grounds for resisting these proposals.

References

With particular thanks to Jane Briscoe for sharing her analysis of the timber frame to use within this report.

- Bettley J & Pevsner N **The Buildings of England : Suffolk East** Yale University Press (2015)
- **Parham Millennium Scan** Parham Parish Council (1999)
- queenmaryslane.info/qmaryla-evolution.html#Parhams_Medieval_Tracks_Lanes Medieval tracks and Lanes (2019) – update of chapter in above book by B. Briscoe
- Gloria Lane's (nee Phillips, b. 1927) Memories of Home Farm (1936-1943), recorded 30-31 Aug 2012 by B Briscoe
- <https://www.british-history.ac.uk/topographical-dict/england/pp531-535#h3-0027> A Topographical Dictionary of England. Originally published by S Lewis, London, 1848.

Maps

- Conjecture Sketch Map of Parham based on 1433 Extent , interpreted by G Dyke and B.Briscoe
- Hoskinson's Map of Suffolk 1783 Larks Press Ltd (2016 reprint)
- 1824 Surveyed map of Northern Green Farm SRO:HD11:475/2240
- 1840 map of Parham signed Henry B Gunning, First Tithe Commissioner, SRO:P461/192

Inventories

- Parham Hall Estate, Suffolk; Sale catalogue, Extract of Lot 22 'The Home Farm' description and map (1921)
- Inventory and Valuation of Farm Covenants and Fixtures at the Home Farm, Parham in the County of Suffolk (1924)

Photos

- Historic England online collection
- Briscoe family photos



Appendix 1

List description



HOME FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1377310

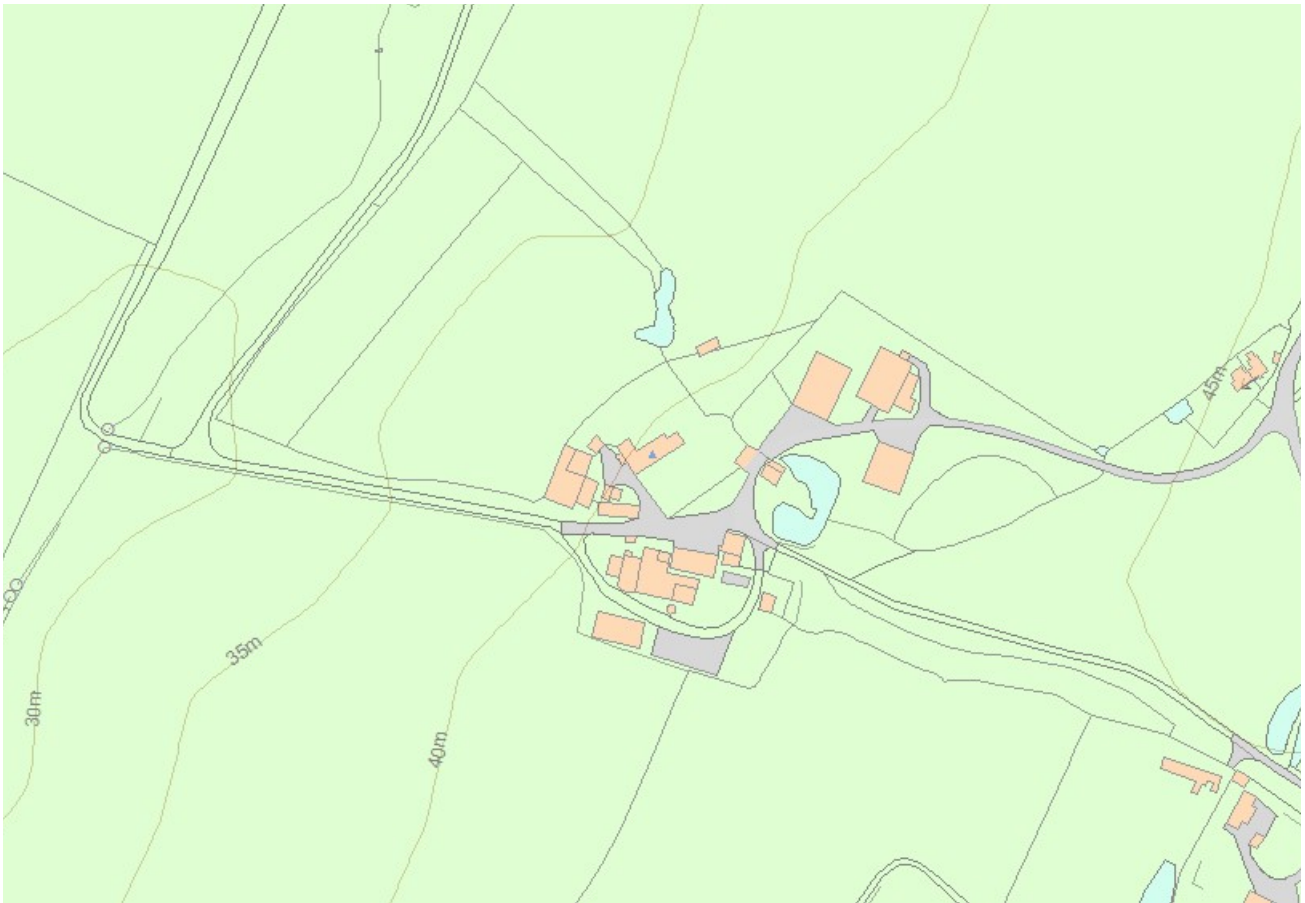
Date first listed:

25-Oct-1951

Statutory Address:

HOME FARMHOUSE, NORTH GREEN

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

(<https://historiceurope.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1377310 .pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/340494/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 28-Aug-2019 at 11:31:06.

Location

Statutory Address:

HOME FARMHOUSE, NORTH GREEN

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Suffolk Coastal (District Authority)

Parish:

Parham

National Grid Reference:

TM 30828 62290

Details

TM 36 SW PARHAM NORTH GREEN

4/157 Home Farmhouse 25.10.51

- II

Farmhouse. C16 with later additions. L shape plan, the service wing to the rear. Timber framed and plastered, the rear wing partly cased in colourwashed brick; plaintiled roof except rear wing which is pantiled. 2 storeys. 3 cell plan to main range, the right hand end with higher eaves level possibly a later addition; 4 window range, mainly 3-light casements; 2 doorways: to left hand side 6-panel raised and fielded door, the upper 2 panels glazed, bracketed gabled hood; to right hand side 6-panel door with small hood; internal stack. The rear wing was originally detached.

Listing NGR: TM3082862290

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

285929

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 04 Jul 2001

Reference: IOE01/04822/02

Rights: Copyright IoE Mr Derek Routen. Source Historic England Archive

Archive image, may not represent current condition of site.

