Heritage Impact Assessment

Hawkins Historic Ltd

Historic Building Consultant

Various Internal and External Alterations

To the Barns associated with

Brook House

Thrapston Road

Ellington

Huntingdon

PE28 0AE

Project No. 907 2YB
BJH/HIA001
May 2026

Heritage Impact Assessment
Contents

1.0 Introduction

2.0 Site History and Significance

2.1 Background

2.2 Building Description

2.3 Setting/Context

3.0 Project Proposals

4.0 Assessment and evaluation of the overall impact of proposals on the subject Heritage Asset.

4.1 Evaluation and Impact

4.2 Map Regression

5.0 Assessment and evaluation of the overall impact of proposals on the surrounding Heritage Assets.

6.0 Planning Policy

7.0 Summary

8.0 References

1.0 Introduction

The following statement has been prepared to assess the historic impact of the subject site, the barns associated with the Brook House Farmhouse (Grade II listed structure), Thrapston Road, Ellington, Huntingdon, along with the surrounding buildings and heritage assets, regarding the proposed alterations to the external and internal architectural elements of the subject building.

The assessment has been prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, notably section 16, Conserving and enhancing the historic environment in accordance with NPPF. Neighbourhood Plan of Grafham and Ellington, with reference to ICOMOS, Heritage Impact Assessments for Cultural World Heritage Properties.

The assessment has been prepared by [redacted]Hawkins Historic Limited.

Methodology

This Heritage Impact Assessment has been prepared in accordance with local requirements issued by Huntingdonshire Council and the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, January 2011.

The statement will comprise the following: -

A written account comprising: -

- Location of the building.
- A note of statutory designation.
- The character and historic, architectural, and social significance of the building.
- A summary of the building's type or purpose, historically and at present, its materials, and possible dates.
- Impact of the proposed development upon the significance of the building.

A photographic survey comprising: -

- General photographic record of the building, general views, internal and external features, external appearance, and surroundings.
- Digital images using a Nikon D3400, DSLR, 24MPixels

The subject site is single-storey barns associated with Brook House Farmhouse, a two-storey Grade II listed structure situated on Thrapston Road, Ellington, Huntingdon (HistoricEngland, 1980).

As documented, the subject site, the single-storey barns, were a late 18th/early 19th century construction. These are non-designated structures with historic significance associated with Brook House, a Grade II listed building. Surrounding the subject site is a range of agricultural buildings with a similar designated status as the Subject Site (HuntingdonshireDistrictCouncil, 2021). The subject site is located outside the Ellington Conservation Area.

The National Grid Reference for Brook House is TL 15882 72031.

The present application aims to implement modifications to the interiors and the overall repairs to the subject site for its change of use as an ancillary accommodation.



This shows the existing front elevation of The Barns.

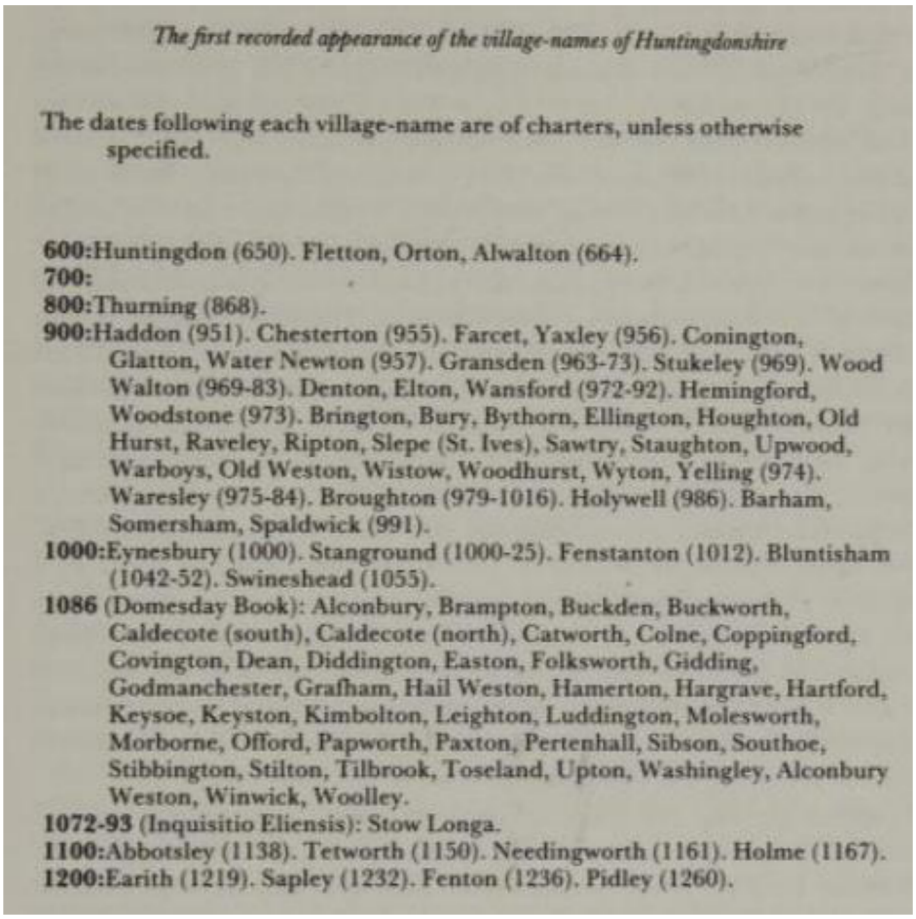


This shows the subject site (the Barns) on the left with the Brook House to its right.

2.0 Site History and Significance

2.1 Background

As documented, the village name Ellington came into existence around 900's.



The first recorded appearance of the village-names of Huntingdonshire

The dates following each village-name are of charters, unless otherwise specified.

600: Huntingdon (650). Fletton, Orton, Alwalton (664).
700:
800: Thurning (868).
900: Haddon (951). Chesterton (955). Farcet, Yaxley (956). Conington, Glatton, Water Newton (957). Gransden (963-73). Stukeley (969). Wood Walton (969-83). Denton, Elton, Wansford (972-92). Hemingford, Woodstone (973). Brington, Bury, Bythorn, Ellington, Houghton, Old Hurst, Raveley, Ripton, Slepe (St. Ives), Sawtry, Staughton, Upwood, Warboys, Old Weston, Wistow, Woodhurst, Wyton, Yelling (974). Waresley (975-84). Broughton (979-1016). Holywell (986). Barham, Somersham, Spaldwick (991).
1000: Eynesbury (1000). Stanground (1000-25). Fenstanton (1012). Bluntisham (1042-52). Swineshead (1055).
1086 (Domesday Book): Alconbury, Brampton, Buckden, Buckworth, Caldecote (south), Caldecote (north), Catworth, Colne, Coppingford, Covington, Dean, Diddington, Easton, Folksworth, Gidding, Godmanchester, Grafham, Hail Weston, Hamerton, Hargrave, Hartford, Keysoe, Keyston, Kimbolton, Leighton, Luddington, Molesworth, Morborne, Offord, Papworth, Paxton, Pertenhall, Sibson, Southoe, Stibbington, Stilton, Tilbrook, Toseland, Upton, Washingley, Alconbury Weston, Winwick, Woolley.
1072-93 (Inquisitio Eliensis): Stow Longa.
1100: Abbotsley (1138). Tetworth (1150). Needingworth (1161). Holme (1167).
1200: Earith (1219). Sapley (1232). Fenton (1236). Pidley (1260).

This shows the first recorded appearance of the village-names of Huntingdonshire (Wickes, 1985)

Ellington is a parish in the district and county of Huntingdon. As documented, the oldest settlement goes back to the Neolithic Age (HuntingdonshireDistrictCouncil, 2021).

"The names of both Ellington (Elintune in 1086, the Tūn (fence, usually a fenced house, farm or village) of Ella's people and Grafham, the grove Hām (village), are of Saxon origin, and would imply that Grafham continued to be the more forested of the two parishes.

In between the two villages is Ellington Thorpe, originally Sibthorpe, which is of Danish origin, Sibba's or Sibbi's thorpe (a subsidiary hamlet or farm). Grafham used to include East Perry (Pirie in 1086) derived from Old English pirige or pear tree (HuntingdonshireDistrictCouncil, 2021)*".*

The oldest building in the village of Ellington is the Parish Church of All Saints, that exists from 13th-Century (HuntingdonshireDistrictCouncil, 2021).

The subject site, the barns associated with Brook House (grade II listed structure), as per records, were a late 18th/early 19th-century construction. Brook House Farmhouse is an original 17th-Century timber-framed structure with a three-unit layout. Further around the mid-19th century, a two-storey gault brick structure was added to the north.

2.2 Building Description

The subject site is barns associated with Brook House (grade II listed structure). These are single-storey structures with an L-shaped layout to the west of the Brook House Farmhouse, constructed in the late 18th/early 19th century.

The subject site, the barns, is constructed from brick, topped with a dual-pitched roof, complete with slate and clay tiles. It features barn doors, multi-pane timber windows, garage shutters, and a brick chimney.

The barn located to the north is made of brick and features a dual-pitched roof covered with slate tiles. It has two multi-pane timber sash windows and a ledged and braced barn door. Inside, there are stables and a storage area.



This shows the front of the stable barn located to the north.

The barn to the west is constructed of brick and features a dual-pitched roof with two distinct angles: one steep, covered with clay tiles, and the other shallower, topped with slate. It also has a brick chimney. The barn includes two large doors: one set of side-hinged double doors and one sliding double door. Additionally, it has multi-pane timber windows and a garage shutter. Inside, there are two garages, a tack room, a wash house, a cart shed, and an additional barn space.



This shows the front of the barn located to the west.



This shows the rear of the barns.

The listing description below briefly describes The Brook House, located to the east of the barns.

“BROOK HOUSE FARMHOUSE, THRAPSTON ROAD

TL 17 SE ELLINGTON THRAPSTON ROAD (South Side)

7/116 Brook House 2.12.80 Farmhouse (Formerly listed as Brook House) GV II

Original C17 three unit plan cottage, timber framed and plastered, with plain tile roof and large brick stack in west gable wall. Mid C19 two storey, gault brick addition built to the north with two projecting wings and plain tile roofs. Wing to west provided the dairy and small cellar with beer stall. North facing facade has four first floor hung sash windows with glazing bars in cambered gauged brick arches, two ground floor hung sash windows in wings and small sash windows flanking plain plastered brick portico and four panelled door with rectangular fanlight. Interior has large inglenook hearth to kitchen. RCHM (Hunts), p76.

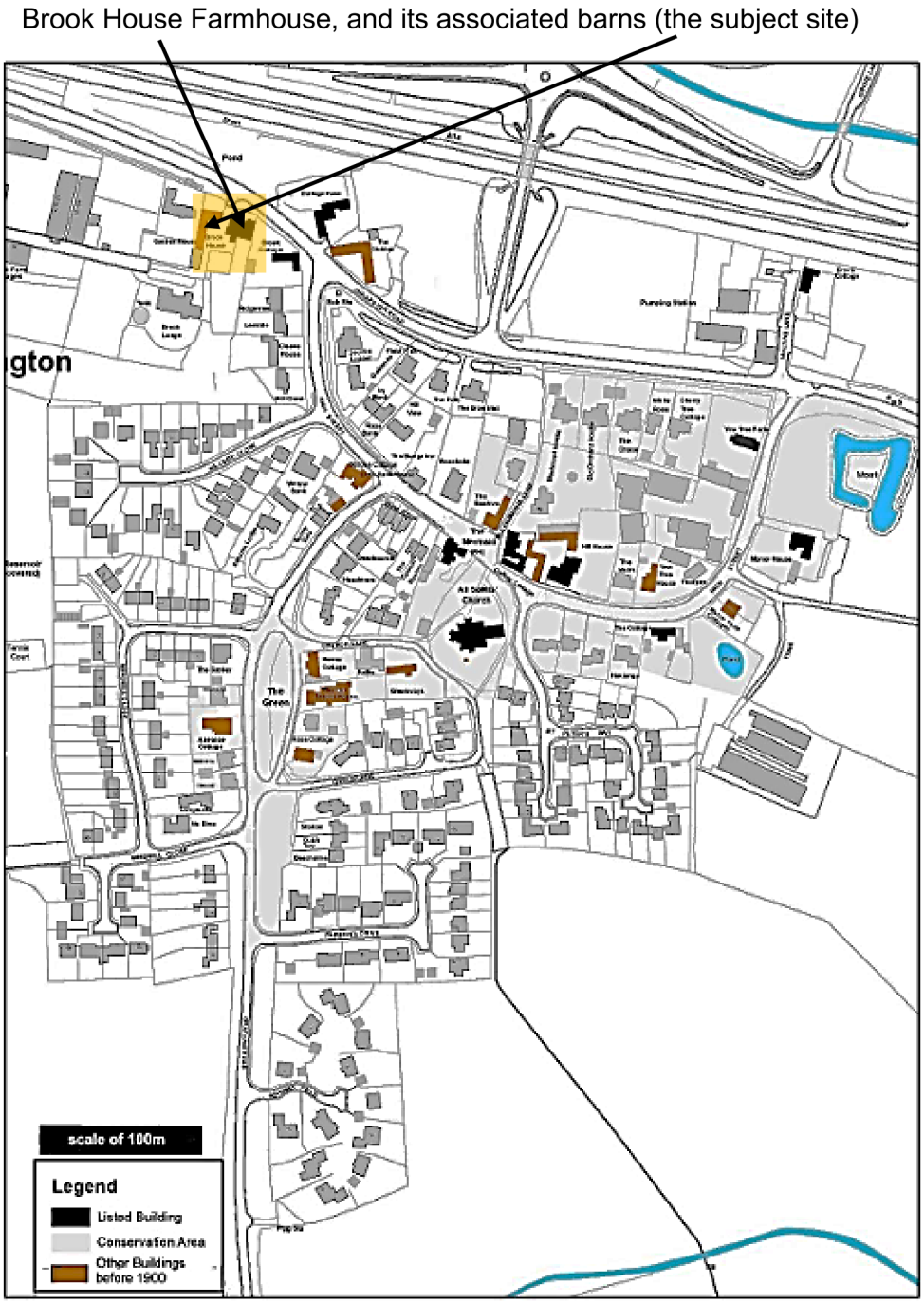
Listing NGR: TL1588272031 (HistoricEngland, 1980)*”*

The proposals aim to repair, restore, and change the use of the barn space to an ancillary accommodation. This will reinstate and enhance the historic significance of the barns.

2.3 Setting/Context

The subject site is accessible via Thrapston road that was developed to divert traffic from the A14, a major trunk road that runs east-west. A14 leads to Huntingdon on the west from Ellington, and leads to Thrapston on the east.

The setting of the subject site includes residential buildings, along with surrounding agricultural buildings and other listed and non-designated heritage assets of historic importance. The subject site is located outside the Ellington Conservation Area.



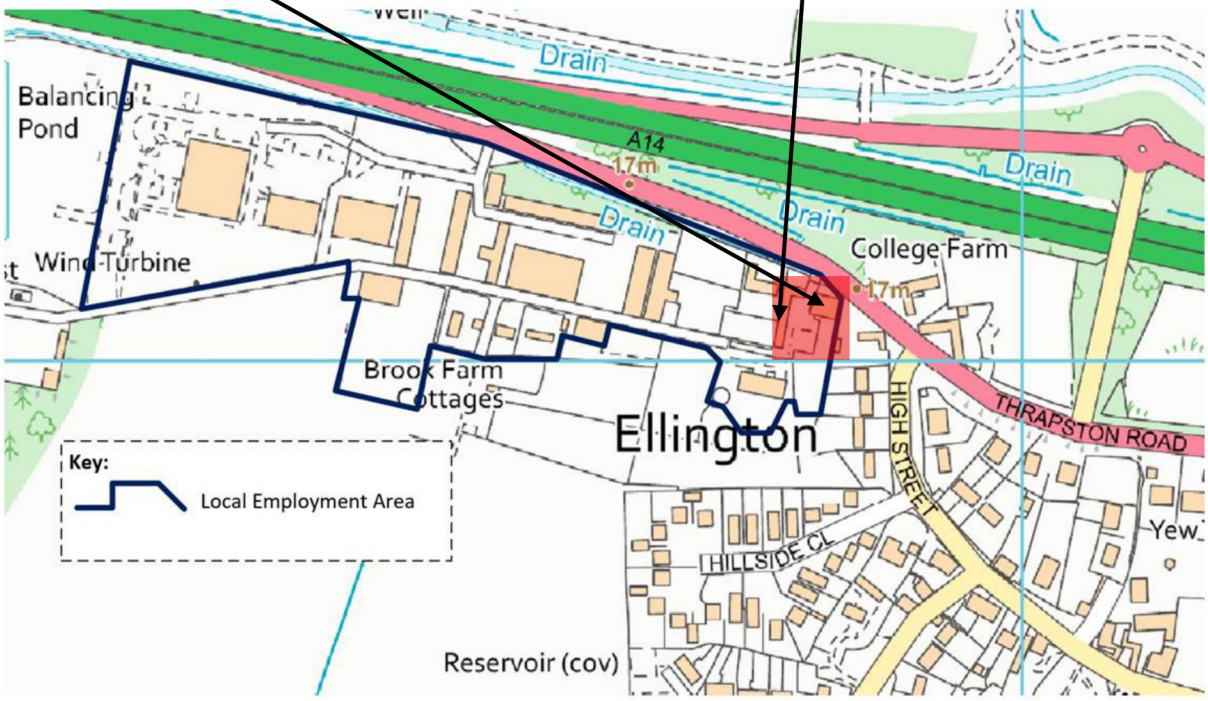
This shows the Ellington Conservation Area, and Brook House Farmhouse with its associated barns, *Source:* (HuntingdonshireDistrictCouncil, 2021).

In the setting, as documented, there are no traces of the medieval manor houses, but the sites still might need archaeological recognition (HuntingdonshireDistrictCouncil, 2021). *"Timber-framed, and largely thatched, houses of 16th /17th C date are a visual feature of Ellington village, where there are eleven, and the essential feature of Ellington Thorpe where they comprise all but one of the six pre-20th C houses* (HuntingdonshireDistrictCouncil, 2021)*."*

As documented, the agricultural setting of Brook House Farmhouse was prominent from the 19th century following the agricultural revolution, which resulted in a collection of farms along with farmworkers' cottages. (HuntingdonshireDistrictCouncil, 2021).

Further, according to the records, the subject site (the barns), associated with Brook House (Grade II listed structure), is part of the Brook Farm Local Employment area (HuntingdonshireDistrictCouncil, 2021).

Brook House Farmhouse, and its associated barns (the subject site)



This shows the Brook Farm Local Employment Area (HuntingdonshireDistrictCouncil, 2021).

The houses on Thrapston Road are constructed with brick, featuring both gable-end and hipped-end roofs. Some roofs have clay tiles, while others use slate.

They also have multi-pane timber windows, brick chimneys, and both gable-end and hipped-end dormer windows, adding to their charm. There are also a few timber-framed structures in the area.

3.0 Project Proposals

The aim of this assessment is to assess the historic impact of the existing building and the impact of the alterations on the subject building and the adjacent heritage assets.

For the purpose of this assessment, the outline project proposal is: -

Barn 1

- ***Change of use to C3 residential use as ancillary accommodation.***
- ***Rebuilding the slate roof above the tack room, wash house, and garage 2***
- ***Chimney repairs.***
- ***Installation of multi-fuel stove.***
- ***Remove and replace rainwater goods.***
- ***Take down and rebuild the front wall to the tack room and the wash house.***
- ***Remove and replace existing tack room partition wall.***
- ***Block the internal door of garage 1 into the tack room.***
- ***Creating an internal door opening from the wash house into the tack room, to create a studio.***
- ***Replace the front sliding door to garage 1 with side-hinged double doors matching the cart shed double doors.***
- ***Replace the front shutter to garage 2 with side-hinged double doors matching the cart shed double doors.***
- ***Addition of secondary glazing to the windows along with repairs.***
- ***Joinery repairs.***
- ***Removal of ceiling.***

Barn 2

- ***Stable barn to remain as existing, except for the removal of the ceiling, and rebuilding the slate roof.***
- ***Remove and replace rainwater goods.***

The proposals as outlined above and detailed on the application drawings prepared by Hawkins Historic Limited.

The aim is also to undertake the alterations, whilst: -

- Enhancing the external and internal environment.
- Maintaining the historic integrity of the subject building and adjacent heritage assets and listed buildings.
- Enhancing the visual impact of the building and making a positive contribution to the setting.
- To enhance the long-term future of the subject building and its long term use as part of the family home.
- To maintain the historic character and fabric.

The proposed alterations intend to improve and enhance the internal and external environment of the barns (subject site) associated with the Brook House (grade II listed structure), whilst maintaining the architectural integrity and the historic significance of the site.

The proposals for Barn 1 include: a) Forming a new ancillary accommodation within the barn, i.e., re-using the tack room and wash house as a studio; b) Rebuilding the slate roof above the tack room, wash house, and garage 2 due to its deteriorating condition; c) Proposed chimney repairs for its maintenance; d) Installation of multi-fuel stove, to improve its heating efficiency; e) Removal and replacement of rainwater goods due to their poor condition; f) Take down and rebuild the front wall to the tack room and the wash house due its deteriorating condition; g) Block the internal door of garage 1 into the tack room for better functional efficiency of the newly proposed ancillary accommodation; h) Creating an internal door opening from the wash house into the tack room, to create a studio; further enhancing the functional efficiency of this newly proposed ancillary accommodation; i) Replace the sliding doors to the front of garage 1 with side-hinged ledged and braced double doors matching the cart shed double doors; j) Replace the front shutter to garage 2 with side-hinged ledged and braced double doors matching the cart shed double doors; k) Addition of secondary glazing to the windows along with repairs for its maintenance; l) Joinery repairs for its maintenance; and m) Removal of the ceiling to improve its functional efficiency.

The proposals for Barn 2 include: a) Removal of the ceiling to improve its functional efficiency, and rebuilding of the slate roof due to its deteriorating condition; b) Removal and replacement of rainwater goods due to their poor condition.

The proposed alterations intend to retain and enhance the historic significance of the subject site, including the social and architectural significance, whilst respecting the local distinctiveness and character of the surrounding heritage assets and positively enhancing the historic setting.

An assessment of the significance of the subject site is outlined later within the report, with each element of the proposal being assessed as to its impact on the significance.

4.0 Assessment and evaluation of the impact of proposals on the subject Heritage Asset.

In the following, I have attempted to summarise the requirements of NPPF Section 16, Conserving and enhancing the Historic Environment, and relate them directly to this proposal and the affected heritage assets.

The following seeks to outline the significance of the heritage asset and assess the impact of the proposal on the subject property and its surroundings.

As documented, the subject site (the barns), associated with the Brook House (grade II listed structure) were a late 18th/early 19th century construction. The subject site is a part of the Brook Farm Local Employment Area (HuntingdonshireDistrictCouncil, 2021).

The aim of the following is to assess the proposal against the historic, architectural, and social significance of the barns associated with the Brook House Farmhouse (grade II listed structure) and its contribution to its setting, with Section 6.0 assessing the impact of the proposal on the adjacent heritage assets.

Further, according to the Grafham and Ellington Neighbourhood Plan, the subject site (the barns) and its association with the Brook House (grade II listed structure) have a positive contribution towards its setting.

4.1 Evaluation and Impact

The proposals intend preservation of the traditional fabric of the subject site (the barns), further enhancing the historic significance of the subject and its association with the Brook House Farmhouse (grade II listed structure).

The proposed alterations include refurbishing the interiors of wash house and tack room to form a new ancillary accommodation putting the barn to a viable use, further preserving its traditional fabric.

The proposals also include rebuilding of the slate roof, chimney repairs, and removal and replacement of rainwater goods due to its deteriorating condition; further re-instating the traditional character of the subject site.

Additionally, the proposed alterations focus on rebuilding part front wall to the tack room and the wash house due to its poor condition, addition of secondary glazing to the front windows serving tack room and wash house, further preserving the traditional fabric of the subject site.

Furthermore, the proposed alterations include replacement of garage doors, sliding doors to the garage 1 front and the shutters to the garage 2 front to be replaced with side-hinged double doors matching the ledged and braced double doors to the cart shed.

The materials proposed for all alterations will harmonize with the traditional character of the building and other designated structures in its vicinity, creating a positive impact.

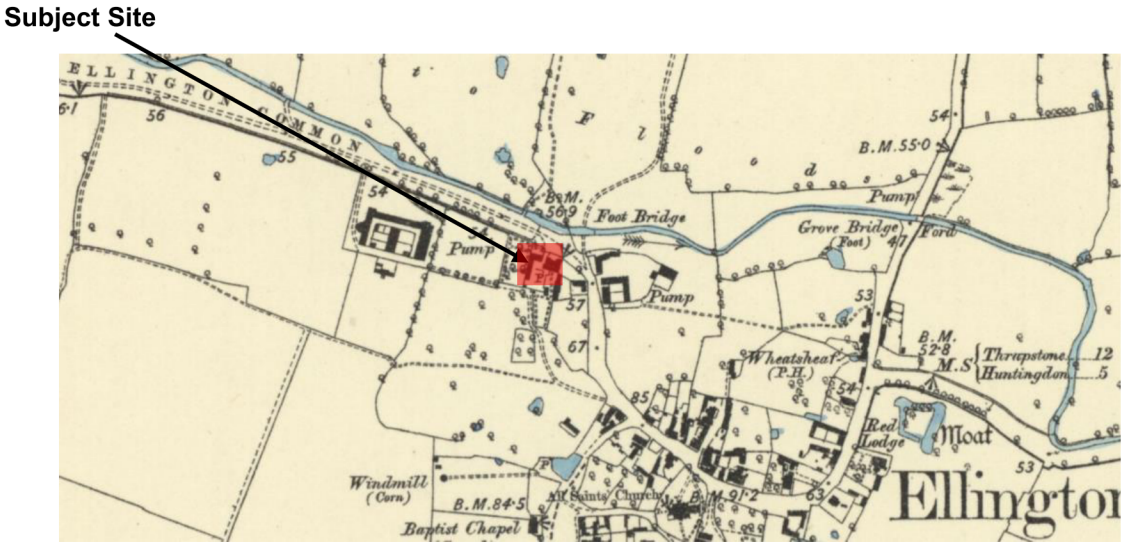
The proposal will positively impact the character and aesthetics of the building and its setting.

The adjacent heritage assets and the wider street scene have been carefully considered, resulting in a limited material palette (as mentioned in section 2) and appropriate design detailing and architectural styling.

The design of the proposal and the associated alterations are sympathetic to the inherent historic integrity and character of the building and its setting and ensure that the overall design positively enhances both the traditional building and its setting.

4.2 Map Regression

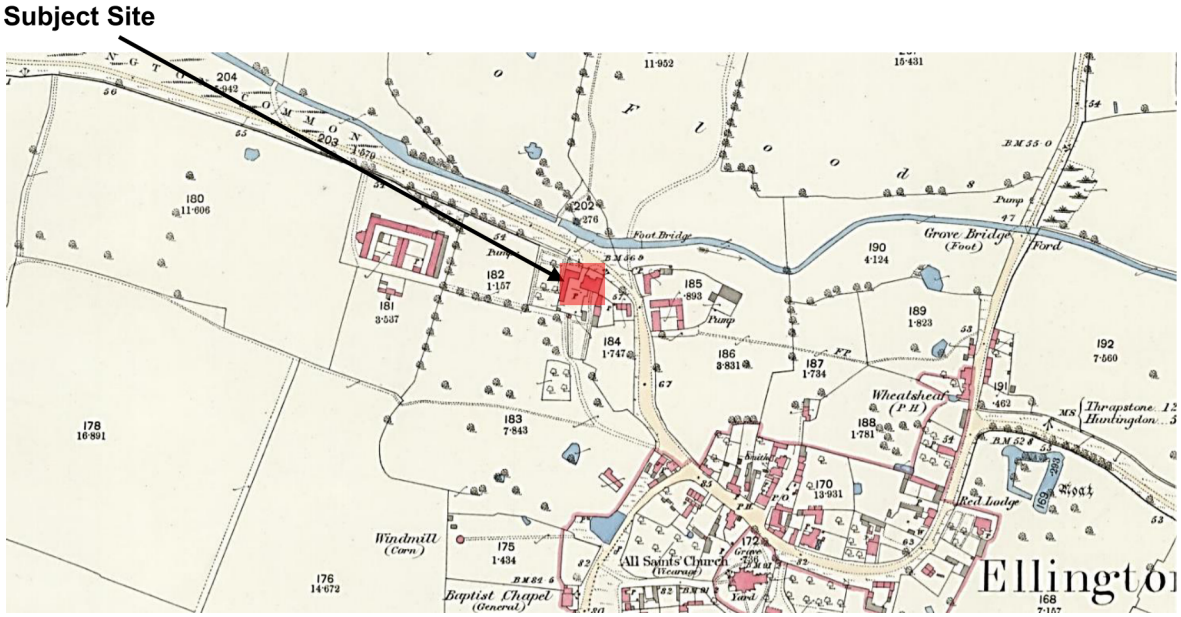
The following shows the progression of the subject site through map extracts of the village, in order to aid a better understanding of the chronology and development of the site.



This is the extract of the 1887 OS map showing the subject site (the barns) and the Brook House Farm House, and its setting (NationalLibraryScotland, 1887).

The earliest OS map shows the location of the subject site and its setting.

There are other farm buildings in close proximity to the subject site with a similar heritage designation, with the Grade I parish church of All Saints' Church, situated to the east of the site.



This is the extract of the 1888 OS map showing the subject site (the barns) and the Brook House Farmhouse, and its setting (NationalLibraryScotland, 1888).

The setting of the subject is in a similar situation to the previous extract of the OS map.



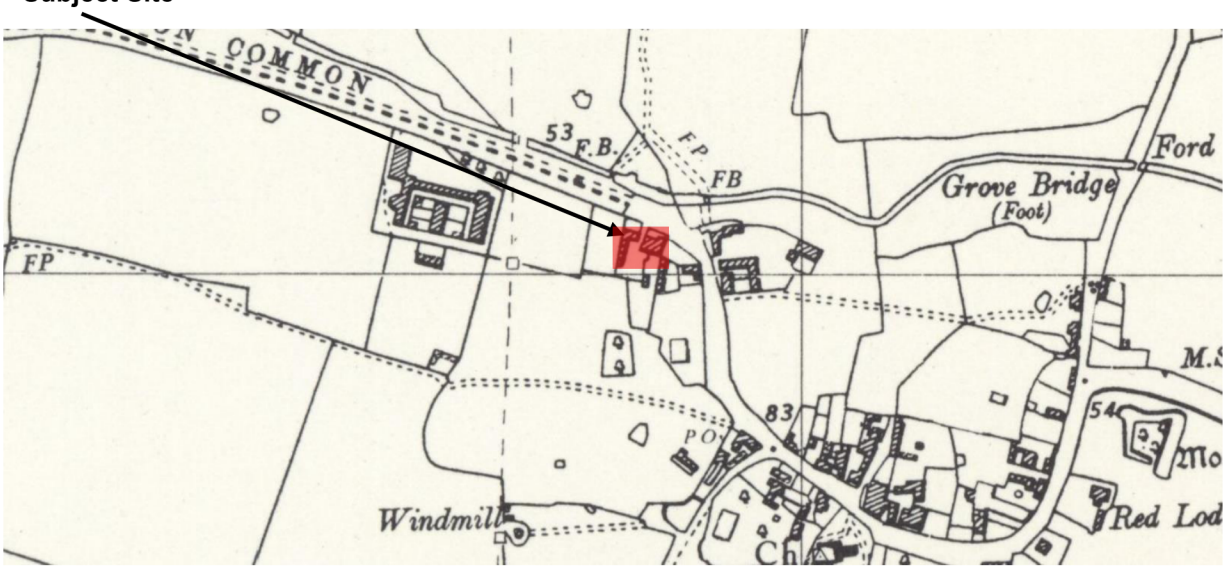
This is the extract of the 1901 OS map showing the subject site (the barns) and the Brook House, and its setting (NationalLibraryScotland, 1901).

The map shows the subject site in a situation similar to the previous extract. The land boundaries are much clearer to read in this extract.



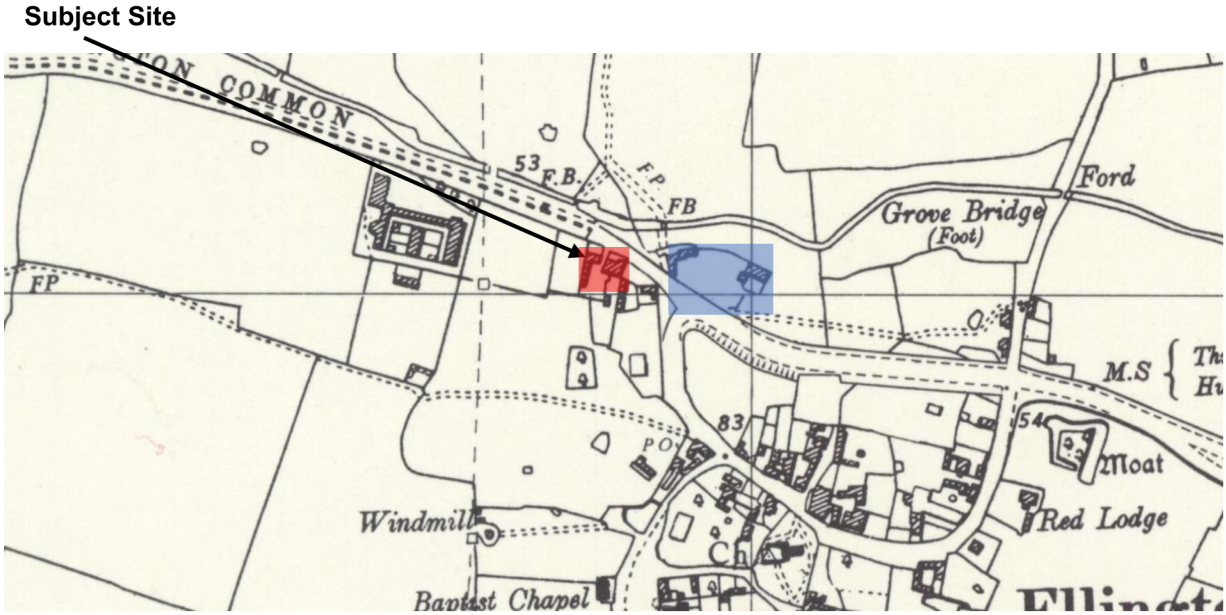
This is the extract of the 1950 OS map showing the subject site (the barns) and the Brook House, and its setting (NationalLibraryScotland, 1950).

The map shows the subject site in a situation similar to the previous extract.



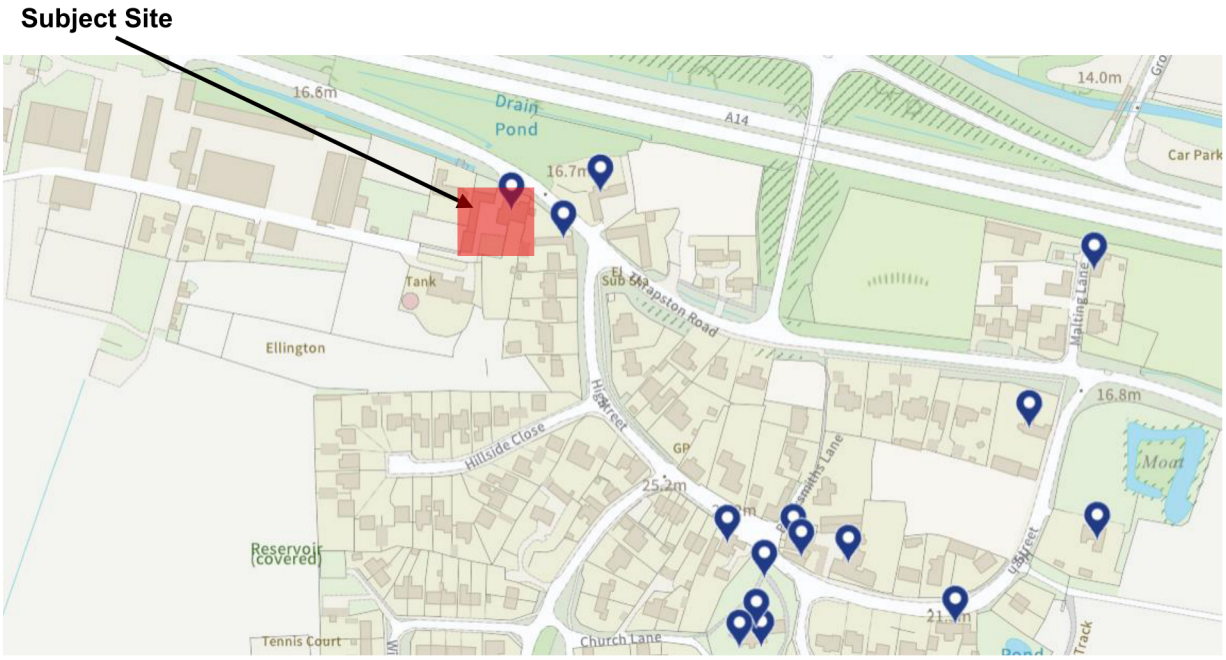
This is the extract of the 1957 OS map showing the subject site (the barns) and the Brook House, and its setting (NationalLibraryScotland, 1957).

The map shows the subject site in a situation similar to the previous extract.



This is the extract of the 1965 OS map showing the subject site (the barns) and the Brook House, and its setting (NationalLibraryScotland, 1965).

The map displays the subject site in a situation similar to that described in the previous extract. However, the land to the east of the subject site (highlighted in blue), across the road, has undergone changes related to the construction developments that have taken place since the previous extract from the OS map of 1957.



This is the extract of the 2026 OS map showing the subject site (the barns) and the Brook House, and its setting (HistoricEngland, 2026).

The map shows the subject site and its setting. Major residential development is observed surrounding the subject site after 1965. The Brook Farm Local Employment Area was developed after 1965.

5.0 Assessment and evaluation of the overall impact of proposals on the surrounding Heritage Assets.

Any development of the subject site will have an impact on the surrounding heritage assets. For the purpose of this statement, refer to the Ellington conservation Area map in section 2.3, which mentions the buildings/heritage assets considered to be in close proximity and potentially impacted by the proposals: The barns associated with the Brook House Farmhouse (grade II listed structure), Thrapston Road, Ellington.

Here, the Grade I listed building is the Parish Church of All Saints.

PARISH CHURCH OF ALL SAINTS, HIGH STREET

TL 17 SE ELLINGTON HIGH STREET (South Side)

7/108 Parish Church 28.1.58 of All Saints (Formerly listed as Church of GV I All Saints)

Parish Church of All Saints. Largely late C14 and early C15. Of the earlier church the C13 chancel arch remains in situ with fragments of C13 stone window jambs rebuilt in chancel, and reset late C13 doorway in south wall; mid C13 doorway in north wall of north aisle. South aisle C14, tower c.1400 rebuilt at same time as the nave arcades, north aisle and south porch. South wall of south aisle rebuilt at end of C15 and clerestorey added. South porch C16. Roofs to nave and aisles contemporary with their rebuilding but restored in 1907-08. Chancel rebuilt in 1863 (Scott?). Spire restored in 1889. Walls of rubble and pebble rubble originally plastered with Barnack and Ketton limestone dressings. Roofs of lead, slate and tile. North facing elevation. Chancel rebuilt in C19 of three buttressed bays with steeply pitched roof, has two, two-light windows with geometric tracery, and a late C15 two-light window with transome and four-centred head. Late C15 clerestorey with embattled parapet and low pitch roof to nave has four, three-light windows in four-centred arches and three gargoyles. North aisle, c.1400, has three, three-light windows with tracery in four- centred heads, an embattled parapet and angle buttresses at quoins and bays of two stages. North porch c.1400 has a two-centred outer arch of two continuous moulded orders with a square-label and spandrels carved with the wheat-ear. Above the arch is a small niche. Embattled parapets with remains of pinnacles and diagonal buttress. Inner north doorway reset C13 two-centred arch of two richly moulded orders resting on jambs with one detached, and two attached shafts with moulded capitals and bases. Late C14 west tower of three stages has a moulded plinth with an octagonal broach-spire rising from a moulded cornice. The buttresses set in from the angle rise to the full height of the tower, below the cornice is a band of quatre- foils. Belfrey windows of two transomed lights with a quatre- foil in each two-centred head. Three tiers of spire-lights, those of bottom and top tiers on the cardinal faces. Interior. Chancel, arch C13 two-centred of two chamfered orders, the inner order resting on semi-circular attached shafts with stiff-leaf capitals and moulded bases. Nave arcades of four bays with two-centred arches on columns of four semi-circular shafts with hollow mouldings between and moulded capitals and bases. The labels form a small ogee at the apex of each arch. Blocked doorway with four-centred arch to rood stair. Tower arch, two centred of two chamfered orders with attached semi-circular shafts and moulded capitals.

Low side rebated window in chancel, restored C14 piscena in chancel, C14 piscena with ogee head in south aisle. Very fine early C15 and late C15 roofs to nave and aisles. Nave roof of four bays with moulded and carved braces forming two-centred arches below principal rafters, moulded with embattled collars, ridge and purlins also moulded. Intermediate principal rafters have a centred angel at their feet. At base of each wall-post is a smallcarved figure problably an aspostle. The roofs of both north and south aisles are similar, of four bays of moulded principal rafters with braces and wall-posts with carved figures of saints; each bay is sub- divided by intermediate rafters each with a large carved angel at its foot. C15 font has an octagonal bowl with panelled sides. In south aisle C13 stone coffin found under floor in 1915. Wall tablet on south aisle wall to Mary Ladds 1811. VCH (Hunts) p46-48. RCHM (Hunts) p72-75. Pevsner: Buildings of England, p237.

Listing NGR: TL1602871782 (HistoricEngland, 1983).

The barns (subject site) associated with the Brook House Farmhouse are surrounded by many other historically designated buildings that share similar architectural significance on Thrapston Road, outside the Ellington Conservation Area.

The subject site is a part of the Brook Farm Local Employment Area (refer to the figure in section 2.3), which includes the majority of farm buildings. The subject site positively contributes to its setting. It holds **medium** architectural and historical significance. The other structures in the vicinity of Brook House Farmhouse share similar historical designations and also possess **medium** architectural and historical significance, except for the Parish Church of All Saints, which is deemed to have **high** architectural and historical significance.

As a result of this significance, any development that may impact the barns (subject site) associated with Brook House Farm House and its adjacent setting must be carefully considered to ensure that it is appropriate and will enhance the setting or the subject site itself. The design must be such that, especially, the architectural style of the development is not at odds with that of the adjacent house.

The proposed alterations to the barns (subject site) associated with Brook House Farmhouse, as mentioned in section 3, will be executed with careful consideration to ensure there is less than substantial harm to the traditional fabric. The proposal will **positively** contribute to preserving the architectural and historical significance of the house and its surrounding environment.

The proposed alterations for the barns (subject site) associated with Brook House Farmhouse will follow the traditional material palette (as mentioned in section 2) strictly, along with enhancing the internal and external environment of the house, and will have no visual or physical impact on the setting.

The potential impact on the adjacent built-up area will be **positive** overall.

No further physical surrounding heritage assets have been considered to be impacted by this proposal.

Local Planning Policy, Conservation Area

The subject site is located outside the Ellington Conservation Area (which encompasses the area around Green and the eastern half of High Street)

A summary and review of the adjacent Area is included for completeness.

Ellington Conservation Area

Summary of the architectural characteristics of Ellington's built heritage:

- Medieval origins are reflected in the surviving 13th-century church architecture, with earlier religious sites known from records.
- The village once featured several moated manorial complexes, often timber-built, with earthworks and cropmarks marking their locations.
- Traditional dwellings included dispersed hamlets, timber-framed houses, and later brick-built cottages—especially after the 19th-century establishment of local brickworks.
- Surviving 17th- and 18th-century buildings, such as The Mermaid inn, show local brick and tile construction, influenced by the enclosure and reorganization of farmland.
- The 19th and 20th centuries brought more brick-built homes, the adaptation of old buildings for new uses (like the school becoming the village hall), and some modern housing estates.
- Infrastructure such as historic roads, toll houses, and public buildings (inns, schools, post office) add to the architectural tapestry.

Overall, Ellington’s built environment features a blend of medieval ecclesiastical stonework, vernacular farm and cottage architecture, remnants of manorial sites, and layers of change reflecting the village's evolving social and economic history.

The Huntingdonshire local planning authority prepared a neighbourhood plan for Grafham and Ellington, adopted along with the local development plan, which is available on the Huntingdonshire Council website and as such the design of the proposed alterations has been led by the surrounding buildings, local materials, and where appropriate the vernacular architectural style, in order to ensure a level of appropriateness of the proposals, their design and their materials.

Careful consideration has been given to the contents of the Conservation Area policy document and the local vernacular, in order to ensure that the proposals do not conflict with policy and are wholly appropriate.

It is against this background, the setting and historic context of the building, that the following section seeks to assess the proposals and the impact upon the subject building and the wider street scene and conservation area.

The setting of the building adjacent to a listed building has many elements in common with other buildings, and as such, there are controls over the externals in order to maintain the special character of the immediate area and street scene.

The proposed alterations focus on the structural stability and maintenance of the barns, further putting them to a viable use (ancillary accommodation). This will positively contribute to the special interest, restoration, reinstatement, and preservation of the traditional character of the subject site, further complementing the traditional character of its setting.

A palette of materials (as mentioned in section 2), walling, roofing, and joinery repairs have been proposed, all to complement the existing.

The proposed design, materials, and details have all been carefully considered to ensure the appropriateness of the scheme in this location.

6.0 Planning Policy

The following summarises the evaluation and impact assessment above with specific reference to National and local planning policy.

National Planning Policy Framework

Policy 16

Conserving and enhancing the historic environment

The NPPF states in paragraph 202 that *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations* (Ministry of Housing, 2024)*."*

In this case, the Heritage Statement addresses the social, historic, and architectural significance of the subject site and specifically the principal details of the subject building and its historic association with its setting and the potentially affected surrounding heritage assets to a level proportionate to any potentially perceived harm created by the proposals.

The proposal for the refurbishment of the tack room and wash house involves blocking the existing opening to the tack room from garage 1 and introducing a new opening to the tack room from the wash house in order to form a new ancillary accommodation. Additionally, it involves demolishing the front wall of the existing tack room and wash house due to its poor condition and rebuilding it for the barn's structural stability. This will result in less than substantial harm to the site, while preserving its historically significant fabric. Furthermore, all the maintenance and repairs will preserve the traditional fabric of the subject site, while complementing the traditional character of the setting.

The proposal respects the functional design and material palette of a functional building, within the setting of a Listed Building.

The proposal strives to **positively** enhance the internal and external environment of the subject building, without the loss of any historic fabric or detrimental impact upon the setting, layout, or arrangement of the building.

In paragraph 203, *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place* (Ministry of Housing, 2024)*."*

In this case, this Heritage Statement assesses the impact of the proposal on the built-up itself and its setting. The proposed alterations for the adaptive reuse of the tack room and wash house overall enhance the internal and external environment, **positively** impacting the historical and architectural significance of the subject site and its setting.

In paragraph 204, *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest* (Ministry of Housing, 2024)*."*

In this case, this Heritage Statement assesses the impact of the proposal on the significance of the subject building's historic and architectural character, associated with a Grade II listed structure (Brook House Farmhouse). The proposed alterations will **positively** impact the retention of the subject building's historic and architectural significance. The proposals **positively** enhance the special interest of the historic designation of the subject building and its setting.

In paragraph 210, *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness* (Ministry of Housing, 2024)*."*

In this case, this heritage statement emphasizes the architectural and historic significance of the subject building and justifies that the proposed alterations for the refurbishment of the tack room and wash house focus on positively forming an ancillary accommodation, further putting them to viable use, which will **positively** result in sustaining and enhancing the special interest of the subject building with its consistent conservation.

In Paragraph 212, *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance* (Ministry of Housing, 2024)*."*

In this case, this heritage statement justifies that the proposed alterations will have **negligible** potential harm.

7.0 Summary

In summary, the proposed alterations to the barns associated with Brook House aim to enhance their functional utility through the external repair works and with the change of use of barn 1 to serve as ancillary accommodation while respecting the historical and architectural significance of the heritage asset. The barns, while non-designated, hold considerable historical value due to their relationship with the Grade II listed Brook House and their agricultural heritage as part of the local landscape.

The assessment outlined throughout this document has demonstrated that the modifications are designed to preserve the key characteristics of the barns, ensuring that the proposal aligns with established conservation principles and planning policies. The alterations will not adversely affect the significance of the barns or the wider historical context of the site.

It is concluded that the proposed changes will contribute positively to the ongoing use and management of the historic buildings without compromising their integrity or the character of the surrounding area. The proposed works will be executed in a manner that respects the historical context and built heritage of Ellington, ensuring that the legacy of the buildings is conserved.

8.0 References

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