

Outbuilding NW of Tannington Hall

Tannington Green

Woodbridge

Suffolk

IP13 7NH

(TM 24786 68559)

HERITAGE IMPACT ASSESSMENT



Outbuilding at Tannington Hall, looking N

Jane Blanchflower

June 2021

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Introduction

This report is intended to accompany Planning and Listed Building Applications for the restoration, extension and change of use of the lunging ring at Tannington Hall from agricultural use to a wedding and events venue. The report assesses the impact of the proposal on the fabric of the mid-20th century lunging ring, which is situated approximately 25m north west of Tannington Hall, and on the Grade II listed Hall and its setting. Tannington Hall is a late 16th century Grade II* listed building (Historic England Building ID 281349). The building is situated south west of the site of a 16th century, Grade II listed barn (Historic England Building ID 281350) which was almost entirely destroyed by fire in 1991. The outbuilding, which is curtilage listed to the Hall, is single storey, of brick and tile construction, constructed in a horseshoe plan form around an enclosure previously used for lunging horses and now used to house turkeys.*

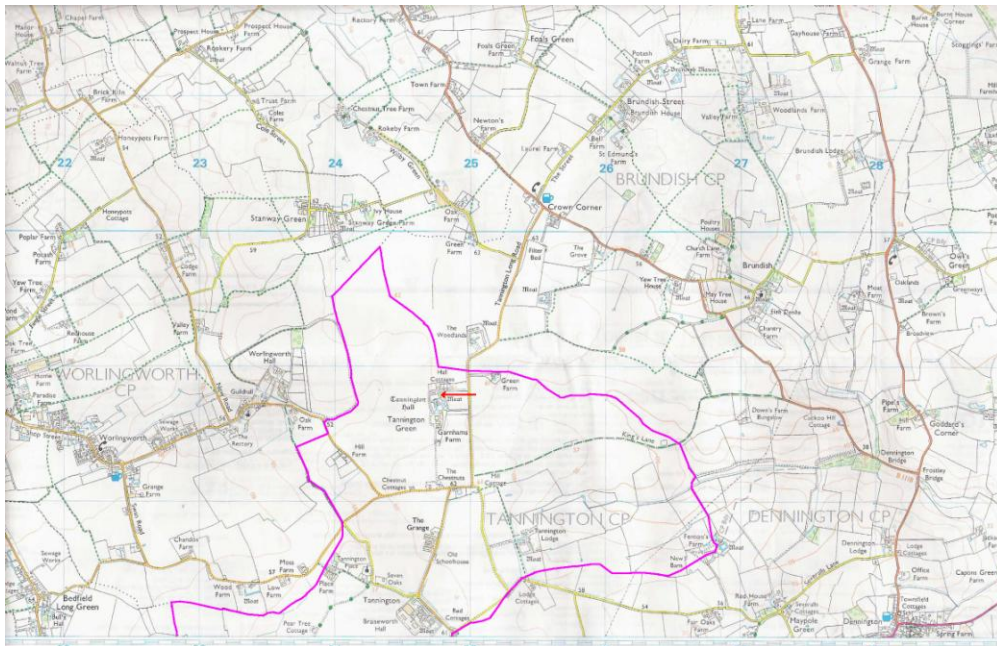
Garnham's Farmhouse, a 16th century Grade II listed building (Historic England Building ID 281348), is situated approximately 200m south of Tannington Hall and is in the same ownership. To the west of Tannington Hall is the remaining section of a medieval moat. The late 18th century antiquary, David Elisha Davy, visited Tannington Hall in 1828 and recorded that part of the original Elizabethan house had been demolished. The site, which is in Mid-Suffolk District, is not within a Conservation Area but it is situated on the west side of a former open green of nearly nine acres and there are several moated sites in the vicinity including Tannington Lodge, Braiseworth Hall and The Woodlands.

The site was visited on 10th November 2020 and all photographs were taken on this date unless otherwise stated. The abbreviation SROI refers to the Suffolk Record Office, Ipswich.

Location

Tannington Hall is situated in open countryside on a level platform in an area known as 'High Suffolk', approximately 14 miles NE of Ipswich, 4 miles NW of Framlingham and 10 miles SE of Diss. The Hall is in the N part of the parish, on the W side of the former village green which extended to almost 9 acres before enclosure in the 19th century. Tannington parish

comprises 1,638 acres of slowly permeable fine loam over clay, in the hundred of Hoxne. The population reached a peak of 264 in 1831 but by 2005 it had fallen to 110.



2013 OS Explorer 230, scale 1 : 25000; red arrow indicates the site & mauve line shows the parish boundary



2016 BDC & MSDC SDP OS site plan. Tannington Hall (Grade II*) shown in red; the red arrow indicates the outbuilding and lunging ring

Site History

The site is situated in the Manor of Tannington/Braiseworth's which was owned by Peter de Briseworth around 1367. In the 15th century the Manor was owned by Thomas Playters and by 1659 it had passed to John Wyard. In 1792 it was owned by William Cooper and around 1835 John Meadows was the owner. The Earl of Stradbroke owned the Manor in 1855.



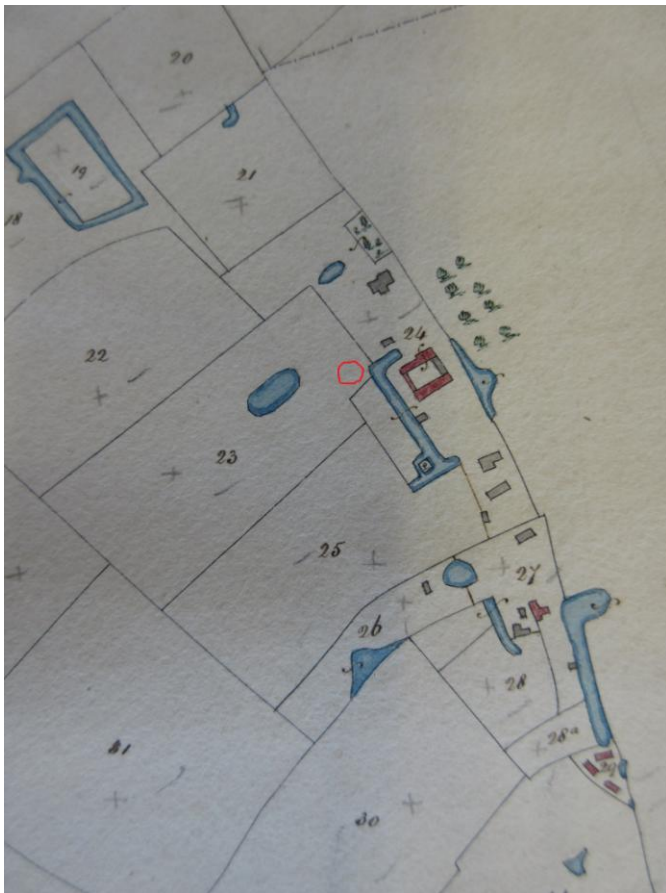
Late 18th century plan of Tannington Green, no scale (SROI fc 93/L1/24 13.95) Tannington Hall shown with a rectangular plan around a central courtyard, occupied by Mr S Ray

The earliest map in the Suffolk Record Office (SROI) showing the site is an undated late 18th century plan which shows the Hall as a rectangular building with central courtyard, partially moated. To the E, on the Green, are four rows of formally planted trees on a N/S axis. Tannington Hall was the estate of Humphrey Wingfield until he died in 1587 when it passed to the Dade family. The Hall was formerly their seat until they moved to Flixton Hall.

The antiquary David Elisha Davy, author of *'The Suffolk Traveller'* visited Tannington Hall in 1828 and recorded that part of the 16th century house had been demolished.



Left: portrait of a member of the Dade family; Right: seal of Commisary Dade 1646



1842 Tithe Map, scale 6 chains : 1 inch (SROI FDA 251/A1/1b). Approximate site of outbuilding marked in red in enclosure 23

The 1842 Tithe Map shows outbuilding site in enclosure 23 described as *Pasture Park* in the Tithe Apportionment. There is a small outbuilding in enclosure 24 to the N of the moat. The footprint of the Hall is similar to that depicted on the late 18th century plan but the moat to the W is shown, with a small island at the S end. The section of moat to the E is shown and the remains of the lines of trees to the E. Garnham's Farmhouse, also partly moated, is shown on enclosure 27 to the S. There is a further moat to the NW on enclosure 19.

The 1841 Tithe Apportionment (SROI FDA 251/A1/1a) lists the following enclosures as being owned by William Adair and occupied by Samuel Ray:-

21	First Further Pightle	Pasture	3 acres 0 rods 23 perches
22	Ploughed Park	Arable	6 acres 1 rod 30 perches
23	Pasture Park	Pasture	6 acres 3 rods 14 perches
24	House, Yards etc	Premises	3 acres 2 rods 36 perches
25	Garden & Meadow	Pasture	5 acres 1 rod 34 perches

Enclosure 27 [Garnham's farmhouse] was owned by William Adair and occupied by John Carley. William Adair also owned enclosures 5 to 20 (to the NW of the site) which were occupied by Samuel Ray. William Adair owned a total of 125 acres 1 rod 19 perches, subject to a Vicarial tithe of £25 2s 3d, in Tannington parish. The Tannington Hall estate was purchased in 1840 by William Adair Esq. of Flixton Hall. White's 1844 Directory of Suffolk (SROI) records that *'the Dade family formerly had a seat and estate here'* and land in Tannington parish belonged to the Earl of Stradbroke, Lord Henniker, Sir Robert Adair and others. Samuel & William Ray and John Carley are listed as farmers.



Left: 1885 1st edition OS, scale 25in : 1mile (SROI 37/15); Right: 1891 1st edition OS 6in (SROI TM 37 SE) site marked in red on both maps

The 1885 and 1891 OS maps show no building on the site. The 1885 map shows that the N part of the Hall had been demolished and most of the trees, named as 'The Oaks', have gone and the Green has been enclosed.

The 1891 six inch map shows less detail but the extract includes the hinterland, showing the site within its wider context. The field next to the moat to the NW of the site is named as 'The Hoplands'. Hops were grown as part of the mixed farming economy in this wood-pasture region of High Suffolk. The highway now known as Tannington Long Road is shown running in a straight N/S direction to the E of the site through what was formerly common land until the Green was enclosed.



1904 2nd edition OS, scale 25in : 1 mile (SROI 37/15), site marked in red

By 1904 there are no trees shown to the E of the Hall but the small enclosure to the W of the moat has a line of trees and is named 'The Oaks'. The small outbuilding with attached yards or courts (probably a piggery), to the N of the Hall has gone.



Early 20th century photographs of Tannington Hall; Left: S & E elevations; Right: N (former rear) elevation (SROI) photograph taken looking SE from near site of the outbuilding



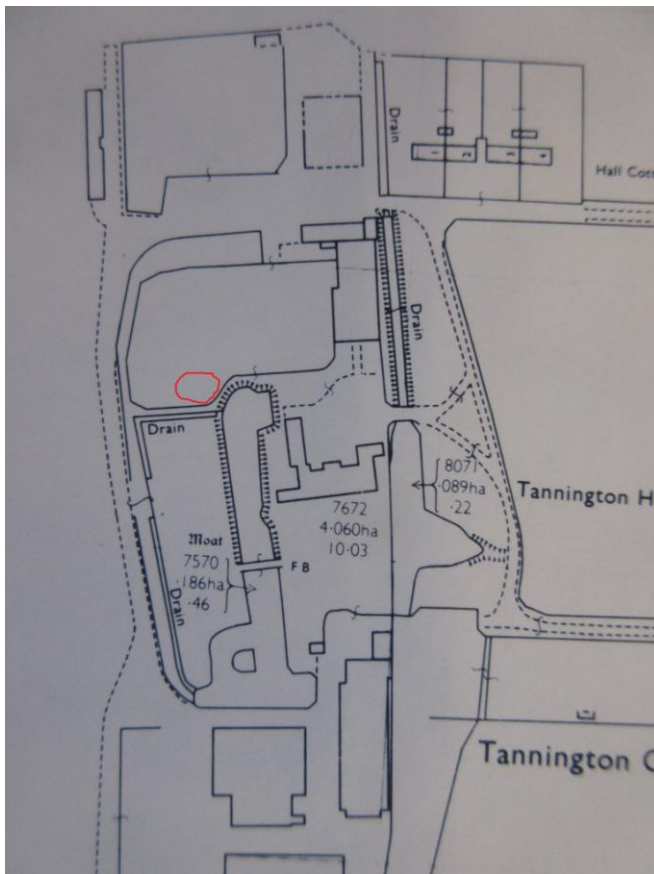
1947 Provisional OS, scale 6in : 1 mile (SROI TM 37SE) site marked in red

The 1947 six inch map shows no building on the site.



1956 OS TM 26C, scale 1 : 25,000 (National Library of Scotland website) red arrow indicates building

The 1956 1 : 25,000 OS map shows the outbuilding immediately W of the NW corner of the moat.



1979 OS, scale 1 : 2,500 (SROI) site marked in red

The 1979 OS map does not show the outbuilding but this is probably because it was of low importance. The footprint of Tannington Hall shows that the W wing has been extended to the N. The brickwork of the single-storey lean to on the W side of this extension, nearest the

moat, is similar in form, using re-claimed bricks and timber members, to that of the exterior wall of the outbuilding and it is likely that they both date from the mid-1950s. The outbuilding, which is divided five main sections, forms part of the perimeter of a lunging ring for exercising horses. The building was originally used for storage but now houses bantams and bronze turkeys, straw, feed, garden equipment etc.

During the latter half of the 20th century there was considerable expansion in farming activities at Tannington Hall with a corresponding increase in the number of agricultural buildings. By 1979, the four Hall Cottages have been built to the NE of the site and there is another large building to the N of the site and to the W of Hall Cottages. This is a modern barn which is in agricultural use, accessed via the farm drive which passes S of Hall Cottages. The footprint of the Hall has changed and the E cross wing has been reduced in length.

Some larger agricultural buildings have been built between the Hall and Garnham's Farmhouse. Many of the 19th century field boundaries have gone, particularly to the W of the site. These changes reflect changes in farming practices in the latter half of the 20th century, moving from smaller scale mixed farming to a more intensive, less diverse system.

From the 1980s, the late Mr J A Harvey operated a small but successful business from Tannington Hall, providing carriage rides in horse drawn vehicles to local hostellers. In 2017 planning consent was obtained for conversion and change of use for the stables, stable cottage and a large brick mid-20th century former livestock building N of the Hall to form a wedding venue. These buildings are described in detail in the Heritage Impact Assessment dated October 2016. The wedding venue has proved highly successful and the owners would like to convert the outbuilding and lunging ring area to form a building in which wedding ceremonies can take place, to complement the existing wedding reception facilities.

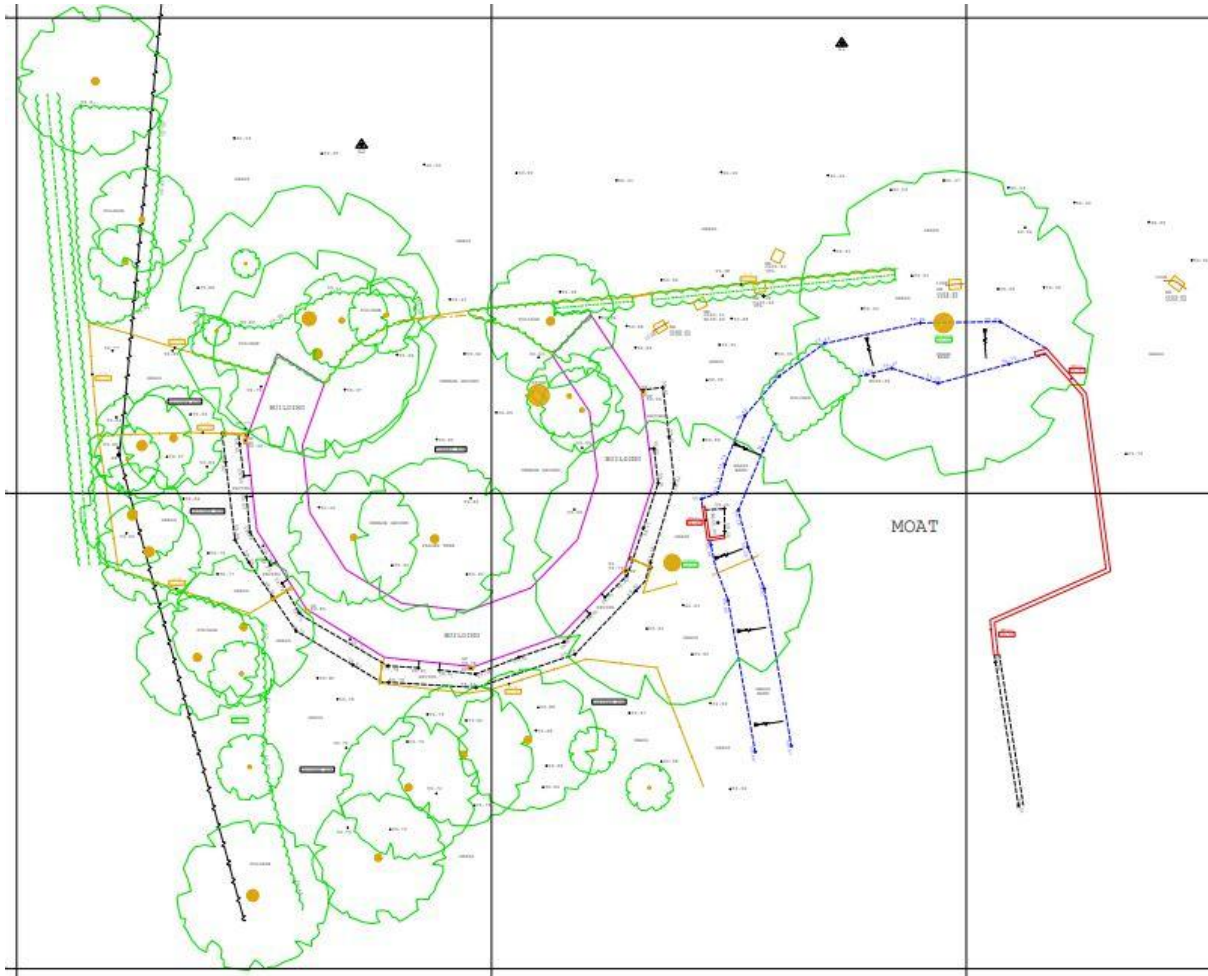
Building & Site Description

The building is sited close to the NW corner of the moat where the W arm of the moat meets the N arm (now reduced in length by infilling in the mid-20th century). It is a single storey, red brick and pantiled building built to a horseshoe plan with ten angled elevations. In the centre is an un-roofed lunging ring which was probably surfaced with sand originally. The lunging ring has plywood walls and is accessed via a gate in the post and railed perimeter fence which links the two ends of the horseshoe. The lunge ring has not been used in recent years since horses are no longer kept; the surface is now mainly earth and four silver birches and a goat willow have grown within the walls.

The outbuilding stands in the SW corner of a large, grassed open area on the E side of which is the mid-20th century converted barn where wedding receptions are held. The building is largely screened from view by trees and a hedge looking SW from the reception barn. Access is via a pedestrian gate in the hedge which is aligned on an E/W axis between the lunging ring and the N edge of the moat.

To the W is a close boarded timber fence and mature trees which screen the building from the farm track (within the same ownership) on the W side of the fence. To the S of the outbuilding is a small meadow, used by the free range bantams, fenced with chicken wire and an electric fence. On the E side of the meadow is the W arm of the moat which has a

small island at the S end. The Hall is aligned on an E/W axis on the moated platform, the S elevation being the former principal facade which is now the garden front. The main entrance to the Hall is now on the N side with projecting cross wings at the W and E ends.

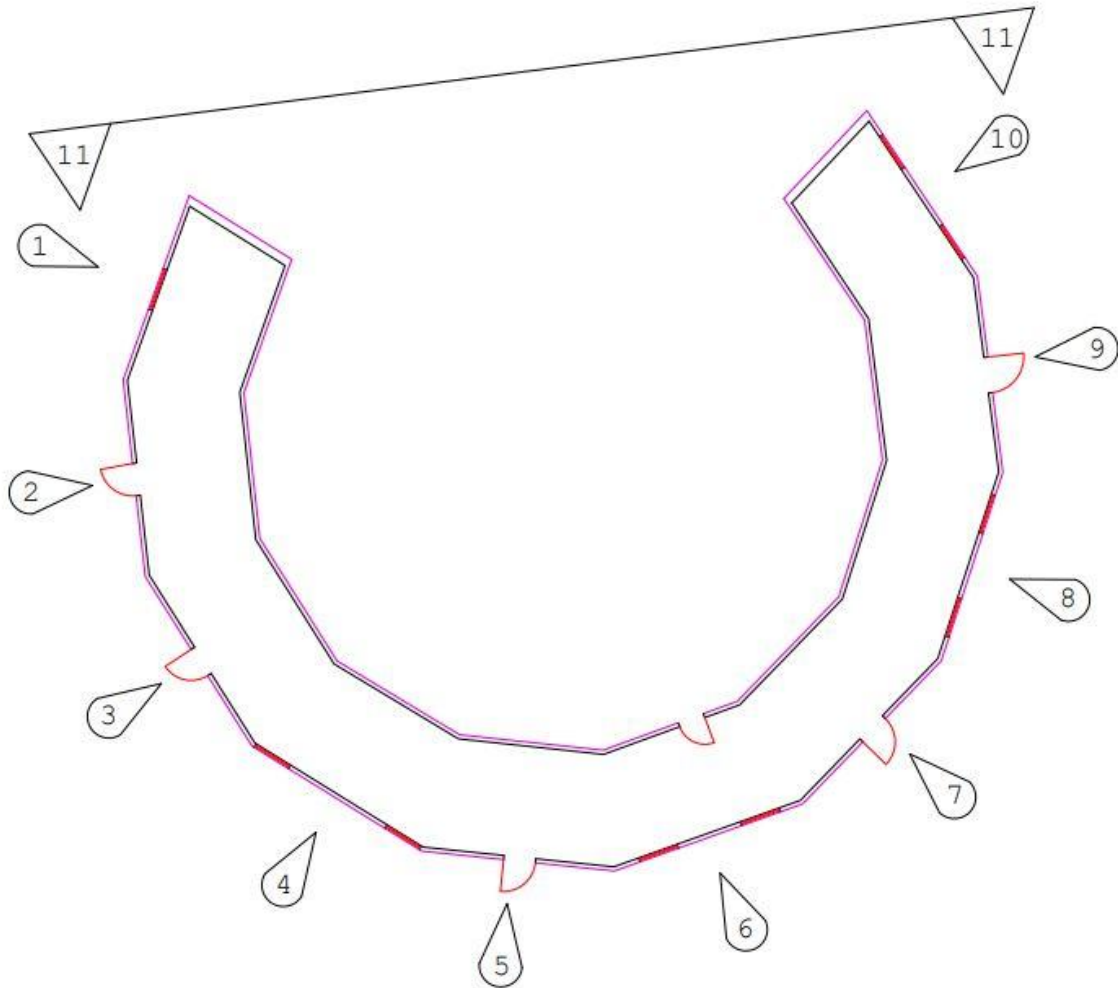


2020 Topographical Site Plan, scale 1 :100 (S J Geomatics drawing SJG3506)

The building itself has 10 elevations (numbered on the elevation location plan) which have single skin, red brick walls, laid in a variety of bonds, set on a red brick plinth with a timber sole plate. The bricks are set within timber studs and cross members to resemble the brick nogging used as infill in some timber framed buildings. There are five planked timber doors giving access to the internal compartments and nine timber mullion windows replicating those found in 16th century timber framed buildings. The roof is red clay pantiles with leaded seams and exposed rafter feet.

The elevations and internal compartments are referred to as numbered on the elevation location plan i.e. elevation 1 forms the exterior wall of compartment 1.

ELEVATION LOCATION PLAN

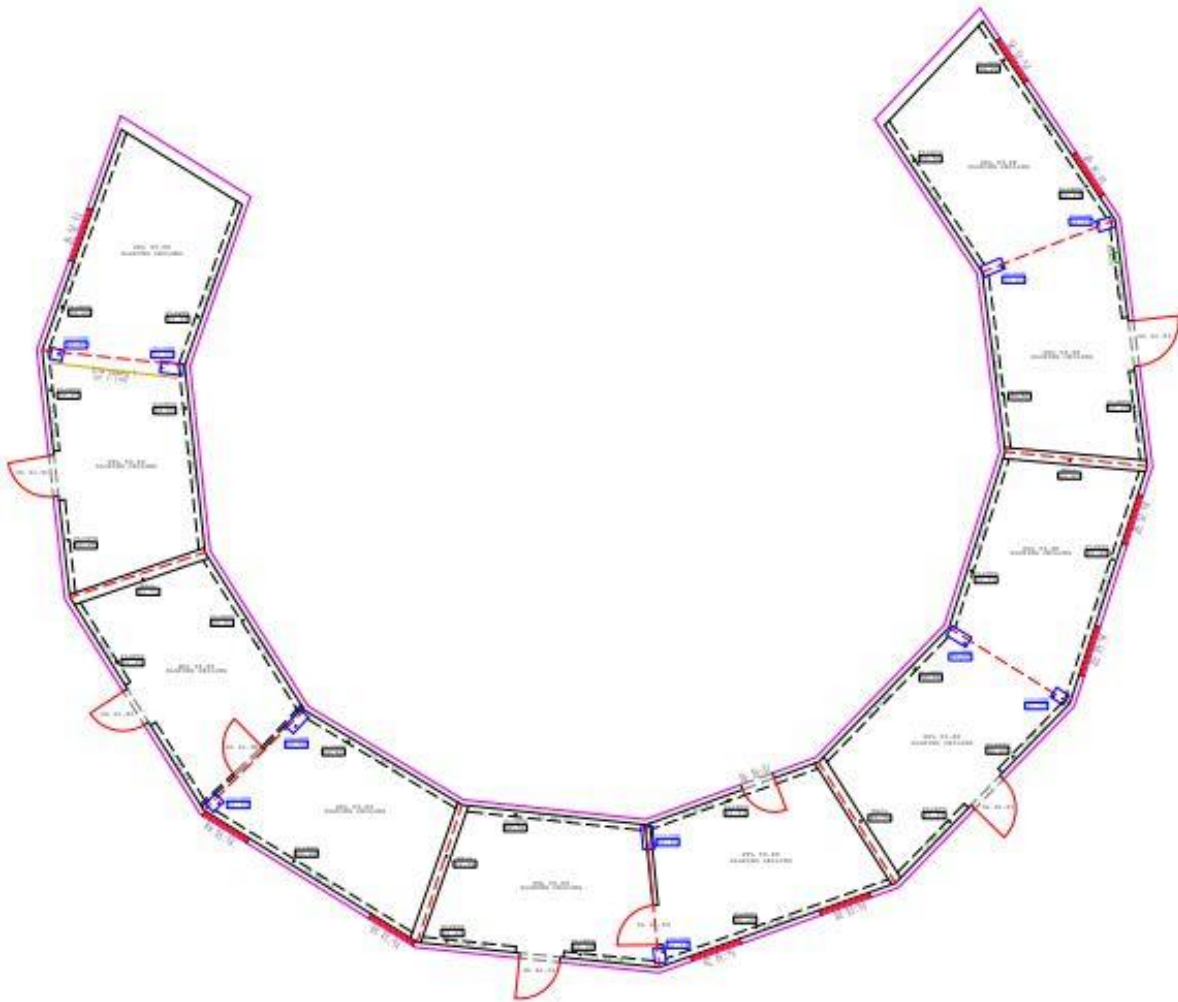


Elevation location plan, scale 1 : 50 (S J Geomatics drawing SJG3506)



Compartment 1: Left: external elevation looking SE; Centre: interior looking NE; Right: associated enclosure looking NW

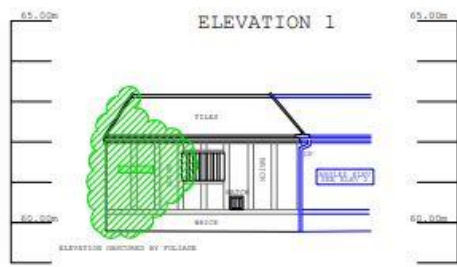
FLOORPLAN



Floor Plan, scale 1 : 50 (S J Geomatics drawing SJG3506)

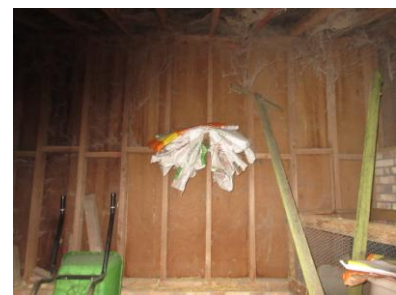
Compartment 1

Elevation 1 has no exterior door and can only be accessed from inside the adjacent compartment 2. There is a temporary wire netting division between the two compartments and compartment 1 currently houses bantams which have a small opening with ramp leading into a fenced area outside the building. This area is enclosed by a boarded fence on the S and NW sides with a tall post, rail and netting fence on the NE side. There is a boarded gate in the S fence, giving access to the enclosure. Elevation 1 has a timber mullion window (with corrugated perspex sheet inside) and the red bricks (set in cement mortar) are arranged vertically and horizontally between the timber studs. The NE wall is of common brick, laid in cement mortar in Flemish bond. The floor is concrete and the SE wall facing into the lunging ring is constructed from plywood on sawn softwood framing. The gently sloping, monopitch, pantiled roof is lined and has closely spaced softwood rafters.



Elevations 1, 2, 3 & 4, scale 1 : 50 (S J Geomatics drawing SJG3506)

Compartment 2



Compartment 2: Left: external W elevation; Centre: interior looking S; Right: E plywood wall

This compartment has no windows in the external wall and access is via a centrally placed battened and braced door. The panels above the sole plate and plinth have red brick nogging laid in herring bone pattern. The common brick S interior wall terminates below eaves level. The roof construction and plywood E wall are of the same construction as compartment 1.

Compartment 3



Compartment 3: Left: doorway showing single skin brick exterior wall; Centre: interior looking SE; Right: external SW elevation

This section contains nesting boxes and feeders for the bantams. There are no windows in the SW external wall and the door is battened and braced. The brick nogging is laid in a 'woven' pattern of alternating verticals and horizontals. There is a SE partition wall with a central planked door with a polypropylene corrugated sheet beside it.

Compartments 4, 5 & 6

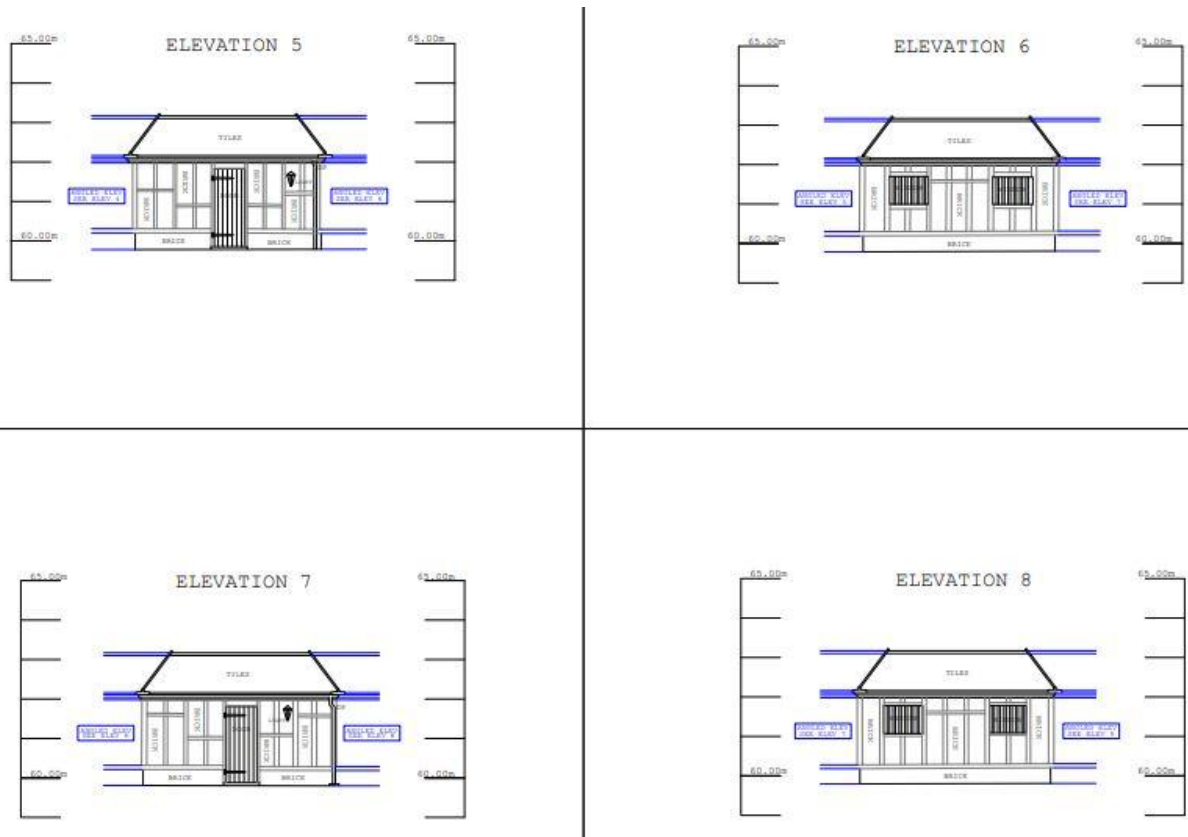


Left: elevations 4, 5 & 6; Centre: NW wall of compartment 6; Right: SE wall of compartment 6

Compartment 4 has two windows, herring bone pattern nogging and no door in the SW elevation; it is accessed via an internal door from compartment 3 and is used for straw storage. Compartment 5 faces S and has a central battened and braced door but no windows. The E internal partition wall has a door leading to compartment 6 which accommodates the turkeys. Compartment 6 has two mullion windows, herring bone nogging and a door with ramp leading into the former lunging ring.

Compartments 7 & 8

These are in use as a garden machinery store, accessed via a door in compartment 7. There is no internal division between these two compartments. Compartment 8 has two mullion windows in the ESE external wall facing towards the N end of the moat. There is a green painted wicket gate between elevations 7 & 8 aligned approximately on the historic enclosure footprint shown on the q842, 1885 and 1904 maps.



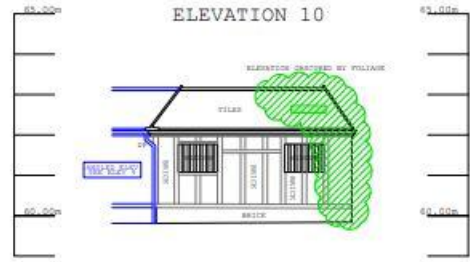
Elevations 5, 6, 7 & 8, scale 1 : 50 (S J Geomatics drawing SJG3506)



Left: elevation 7; Centre: elevation 8 (mullion window hidden behind green gate; Right: elevation 9 & 10)

Compartments 9 & 10

There is no internal division between these two compartments which are used as a workshop and garden equipment store. Access is via a single battened and braced door in elevation 9. This elevation has no windows but elevation 10 has two mullion windows. The construction is the same as in the other elements with variations in the ornamental brick nogging, the bricks laid in diamond and herring bone patterns. The NW end wall of compartment 10 has a wall of common brick, laid in Flemish bond with a plywood section above. The floor is concrete as is the case throughout the building.



Elevations 9, 10 & 11, scale 1 : 50 (S J Geomatics drawing SJG3506)



Left: interior looking NW; Centre: NE elevation of compartment 10; Right: doorway and diamond pattern brick nogging of E elevation of compartment 9

Elevation 11

The drawing shows this elevation looking due S into the horseshoe-shaped lunging ring, therefore not all of the plywood clad elevations are visible in the drawing. All 10 of these angled elevations (forming the sides of the lunging ring) are of plywood on an inner timber frame. The only variation is in compartment 6, just E of the central axis, which has a narrow doorway with ramp leading into the lunging ring which now serves as a turkey enclosure. The 'open' side of the horseshoe shape is aligned with the boundary of an open area of lawn

(a former field in which the farm buildings stand) to the N. The two ends of the horseshoe are linked by a fence with a gate through which horses entered the lunging ring but this is now closed to contain the turkeys.



Interior of Lunging Ring: Left: looking N showing silver birch trees; Centre: looking SW showing doorway and ramp in N elevation of compartment 6; Right: looking NE

Setting



Left: looking SE towards lunging ring from lawned area to N; Centre: looking SW showing hedge to E of outbuilding; Right: looking S from lawned area towards N end of moat, outbuilding obscured by trees

The outbuilding stands behind a hedge and post and rail fence on the S boundary of a large lawned area to the SW of a former livestock building which is now in use as a wedding venue. It is screened by the hedge and some mature trees. Horses entered the lunging ring via a gate in the fence on the N side but the lunging ring became disused when the family ceased to keep horses some years ago. The horseshoe shaped building was used for keeping tack and general storage and was subsequently adapted for domestic fowl.

To the SE of the building is the W arm of the moat which terminates approximately level with elevation 10 of the outbuilding. There are several mature trees to the N of the moat which screen the moat and building looking SW from the wedding reception barn. To the S of the outbuilding is a meadow in which the bantams spend the day before returning to the outbuilding at night. To the E of the meadow is the moat and the W rear wing of the Hall. This wing was re-built in the 1950s at approximately the same time as the outbuilding. The single storey lean to on the W side of this rear wing is of similar construction using re-claimed bricks and timber.



Left: single storey lean to on W side of W rear wing of Hall; Centre: boundary fence and gate on N side of lunging ring; Right: looking NE from outbuilding across lawned area towards wedding reception barn (all photographs 19.9.16)



Left: looking E from S side of outbuilding; Centre: the Hall viewed from the meadow S of the outbuilding; Right: looking NW from the moat platform to the outbuilding

The Significance of the Building

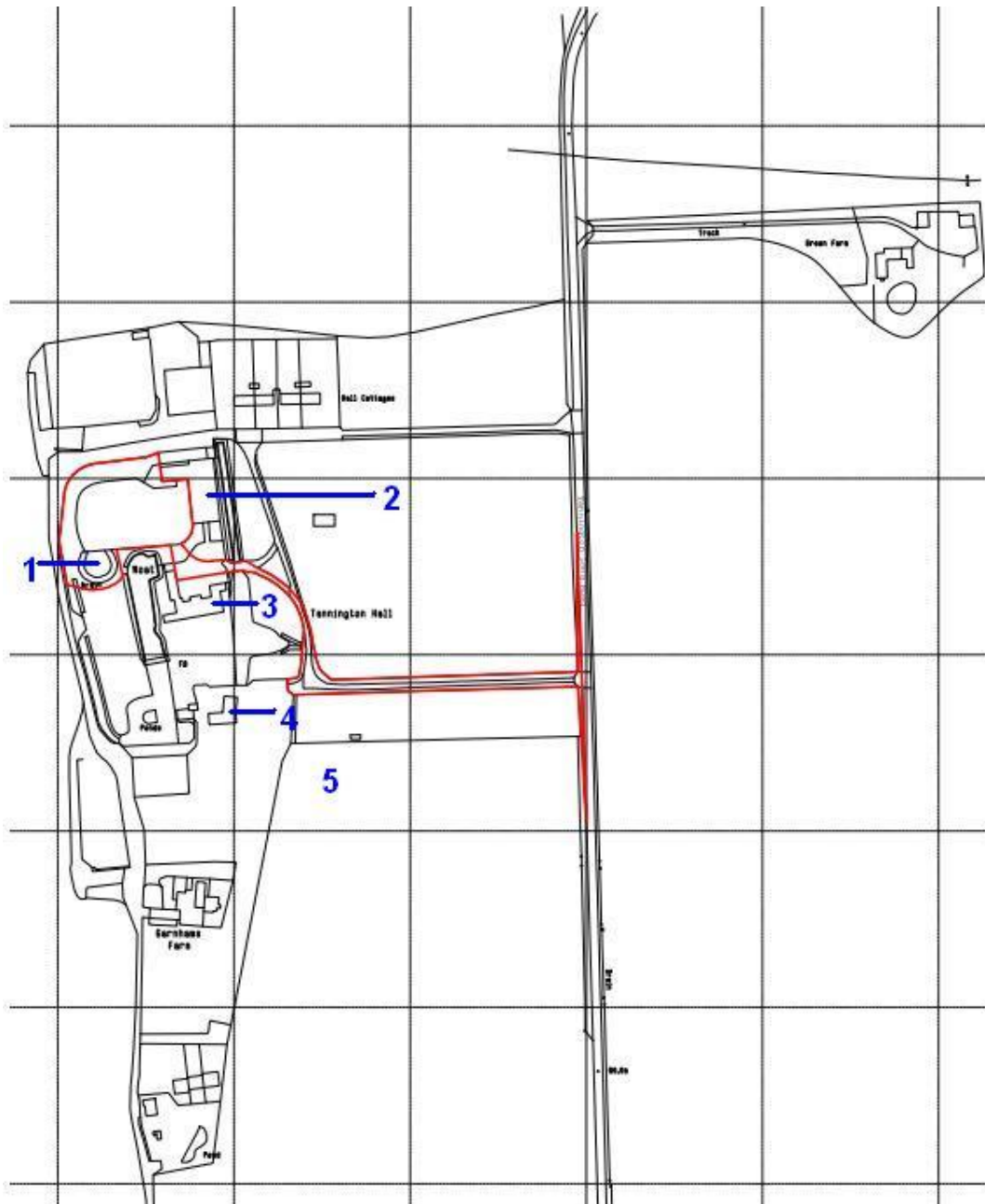
The building is not listed but it is within the curtilage of the Grade II* listed Tannington Hall and the setting of the Grade II listed Garnhams Farmhouse, situated to the S of the Hall. Although the outbuilding dates from the mid-1950s and its architectural and historical interest would not meet Historic England's criteria for listing in its own right, it stands approximately 40m to the NW of the W wing of the Grade II* Tannington Hall (to which it is curtilage listed) and its constructional details reflect those of the W wing of the Hall. The horseshoe plan is indicative of the building's original equestrian function as a lunging ring and storage associated with the equestrian activities at Tannington Hall during the occupation of the late Mr A Harvey. The building has some significance as an imaginative expression of an equestrian building which was part of a farm diversification scheme. Its external elevations suggest a folly or an element of a model farm associated with the Hall.

The Proposal and its Impact on the Setting of the Grade II* Listed Hall

The location plan on page 21 shows the site and access from the public highway within the red line. The outbuilding for conversion, the listed buildings, reception barn and informal parking area are marked. Consent was granted by Mid Suffolk Council under application 4592/16 for the change of use of land and buildings (2 on location plan) as a wedding/events

venue and the creation of an informal parking area (5) on 18th October 2017.

This has been a successful venue for wedding receptions and the owners of Tannington Hall would like to convert the former lunging ring and outbuilding into a wedding ceremony venue to compliment the existing facilities, thus enabling the ceremony and reception to take place on the same site, which would be a more convenient arrangement.



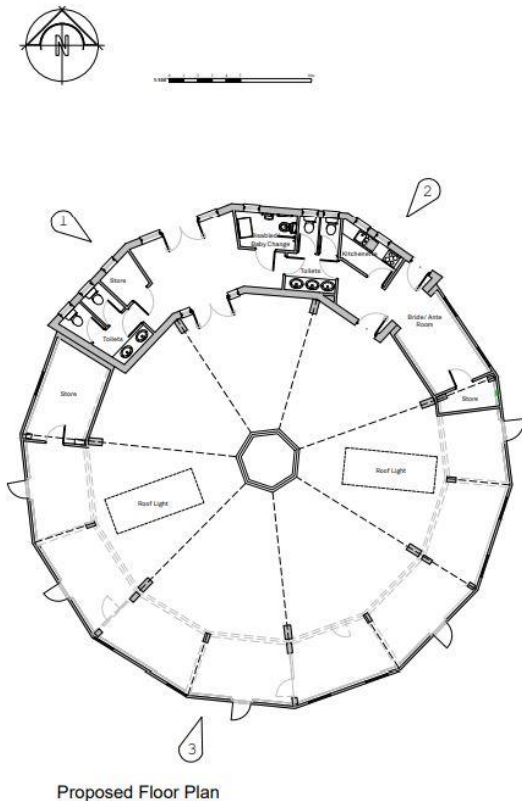
Location Plan, scale 1 : 1250 @ A1 (Patrick Allen Architects drawing 4171 01 C)

1=Outbuilding proposed for conversion; 2= Reception Barn; 3= Grade II* Tannington Hall

4=Grade II Garnham's Farm; 5= Informal parking area

The proposal has been designed to minimise potential impacts on the sensitive moated setting of the Grade II* Tannington Hall. The existing form of the building footprint will be

retained and the elevations within view looking NW from the Hall will remain as existing. The building is only visible across the moat from the W elevation of the W wing of the Hall. This wing was substantially re-modelled during the mid-20th century from a single storey domestic wing (shown in the historic photograph on page 9) to a one and a half storey annexe with a lean to single-storey extension (shown on page 20) facing the W arm of the moat. The extension faces W and there are no direct views across the moat towards the outbuilding therefore there would be no appreciable overlooking.



Left: Proposed floor plan, scale 1:100 @ A1 (Patrick Allen Architects drawing 4171 04 D)

Right: Top: looking N from grassland to S of outbuilding; Bottom: looking NW towards outbuilding from moat platform on W side of W wing of Hall

The bottom right photograph shows the view across the moat from outside the W wing of the Hall. The existing walls and openings will remain and the pantiles will be replaced with a grey zinc roof which will be partly obscured by the tree immediately SE of the outbuilding. The existing brick wall at the NW corner of the W wing will ensure privacy for occupants of the annexe and its lawned area (shown in the left hand photograph on page 23) when guests are moving between the ceremony venue and the reception barn.



Left: W elevation of W wing showing brick nogging similar to the outbuilding; Centre: looking SE from grassland to S of outbuilding; Right: looking SE from outbuilding towards the Hall



**Proposed Elevation (Natural Cladding)
"3"**

Proposed Elevation 3 (numbered on proposed floor plan), scale 1 : 100 @ A1 (Patrick Allen Architects drawing 4171 04 D)

Although the outbuilding is approximately 40m from the nearest NW corner of the W wing of the Hall, the visual relationship will remain relatively unchanged since the timber framed elevations with ornamental brick nogging (which mirror those in the lean to extension to the Hall wing) will be retained. The only visual change will be in the roofline which will be raised with a central lantern and the pantiles replaced with zinc cladding. The roof has been designed in two tiers with a gentle pitch and a low level lantern to reflect the annular form of the lunging ring and to avoid dominance and competition with the designated asset.

The scale, massing and proportions are appropriate for the setting and the existing 'folly' character of the building will be retained. The proposed materials have been chosen to harmonise with the setting; grey zinc is a muted, non-reflective roofing material and the removal of the pantiles will give new roof a contemporary, coherent appearance which contrasts with the existing brick and exposed timber framing. Vertical natural timber cladding on a red brick plinth is proposed for the walls of the former lunging ring on the northern elevations, reflecting the wooded setting. Visual permeability will be reduced by the various mature trees as shown on the proposed site plan (drawing 4171 06) and in the photographs on page 25. Down lights set within the soffits are proposed to minimise light spill and any potential ecological disturbance (ref. Mill House Ecology Report).



Proposed Elevation (Natural Cladding)
"2"

Proposed Elevation 2 (numbered on proposed floor plan), scale 1 : 100 @ A1 (Patrick Allen Architects drawing 4171 04 D)

The proposed windows and doors are of simple design without glazing bars, giving a vertical emphasis in a contemporary style which contrasts with the Neo-Tudor appearance of the southern elevations. The northern elevations face away from the listed building and will not compete with it or detract from its significance.



Proposed Elevation (Natural Cladding)
"1"

Proposed Elevation 1 (numbered on proposed floor plan), scale 1 : 100 @ A1 (Patrick Allen Architects drawing 4171 04 D)

The outbuilding cannot be seen from the N elevation of the Hall. This has become the main front with an entrance from the driveway although the S garden elevation was originally the principal facade as shown on the historic photographs on page 9. Hard landscaping will be minimal. Access to the wedding ceremony building will be via a red brick pathway from the driveway and it is proposed to lay a red brick path round the perimeter of the building giving access to the various entrances. The bricks will be laid in herringbone pattern to mirror the brick nogging in the existing walls. The low rise glazed lantern provides natural light and is a distinctive but low key central feature at the apex of the roof. Two roof lights are proposed; the W one is on a roof slope away from the Hall and the E one will be obscured from view by the mature tree immediately SE of the building when looking NW from the Hall. The shallow pitch of the roof prevents a direct view of the roof lights from ground level in any direction as shown in the elevational drawings (4171 04 D).

The Impact on the Interior of the Outbuilding as Existing

The proposed floor plan and elevations (4171 04 D) show that the polygonal form of the building will be replicated on the NW, N and NE aspects but clad in contrasting natural timber vertical boarding. This new construction will replace the existing timber boarding and railed fencing on the perimeter of the lunging ring. The proposed site plan (drawing 4171 06) shows that three trees will be removed. The ones in the centre of the ring are self-seeded and have grown since the ring was no longer in use for lunging (ref. photographs on page 19); their removal is necessary for the building to be put to viable re-use.

It is proposed to remove the internal partitions in the southern, roofed part of the building. These compartments are described on pages 13-18 and are of no architectural significance. They are constructed from a combination of common brick, plywood, polypropylene sheeting and soft wood studs. The removal of these partitions will have a positive impact on the building. The existing walls of the lunging circle are of plywood on a softwood frame; their removal will enhance the setting and enable re-modelling to form a building of quality which incorporates the mid-20th century elevations facing towards the Hall.

It is proposed to create a bridal/ante room, WCs, kitchenette and store rooms in an annular form in the N half of new addition, leaving an open central space for the wedding ceremony or other events such as conferences. The design respects the circular form of the original building making reference to its former function as a lunging ring whilst also reading externally as an agricultural roundhouse housing a horse-driven engine sometimes found on Suffolk farmsteads before mechanisation.



Left: looking SW towards outbuilding from lawned area; Centre: looking SE across the moat from the outbuilding; Right: looking S towards the outbuilding from the lawned area NW of the Hall

The Impact on the Quietness & Tranquility of the Setting

In October 2017 Mid Suffolk Council granted planning consent (Ref. 4592/16) for a change of use of land and buildings at Tannington Hall for a wedding and events venue with erection of marquees and car park as outlined in the accompanying Planning and Design Statement April 2021 by Evolution Planning. The Planning Statement outlines the reasons for converting the building to a wedding ceremony venue and its projected economic viability in enhancing the existing facilities which have been a successful farm diversification scheme.

The existing consent means that this proposal would be compliant with the noise control and mitigation measures (identified in an Echo Acoustics Noise Assessment) under which the site already operates to protect the existing residential amenity. Under these measures, there should be no appreciable additional disturbance to the quietness and tranquility of the setting of the Grade II* listed Hall. The next nearest listed building is the Grade II listed Garnham's Farmhouse which is situated to the S of Tannington Hall, outside the moated platform. It is considered that there would be no appreciable additional impact on the setting of Garnham's Farmhouse owing to its distance from the lunging ring building and the existing mitigation measures.



Proposed Site Plan, scale 1 : 200 @ A1 (Patrick Allen Architects drawing 4171 06)

The existing informal parking area for 100 cars (marked on the location plan on page 21) can be used in conjunction with the proposal. This is sited in a field some distance SE of the Hall and accessed via the existing surface driveway from the public highway. This car park has been approved and it removes the need for guests to park within the immediate setting of the Hall.

The building has an electricity supply but trenching will be necessary for water/sewerage pipes and Historic England and the Suffolk Archaeological Service will need to be consulted.

Conclusion

The proposal will enable the refurbishment and re-use of the former lunging ring to enhance the existing farm diversification scheme by providing a wedding ceremony building of distinctive, high quality design. It is concluded that the proposal will result in a very low level of less than substantial harm to the setting of the Grade II* Tannington Hall since mitigation measures associated with the venue are already in place and have operated successfully over the past four years. The proposal will sustain and enhance the significance of the curtilage listed building whilst putting it to viable sustainable use consistent with its conservation in accordance with NPPF paragraph 192.

The single storey conversion will remain largely within the existing building footprint and will enable the re-modelling and enhancement of a building which can no longer fulfil its original purpose in line with paragraph 38 of HEAG180 GPA3 (The Setting of Heritage Assets: Good Practice Advice Note 3, 2nd edition). The proposal will contribute to the economic viability of the Tannington Hall site under farm diversification and in this way contribute to the on-going conservation of the listed building and its setting.

The setting is able to accommodate this change since key views will be unaffected owing to the position of the building amongst trees outside the moated platform and the choice of natural wood cladding for the elevations facing away from the listed building. The aesthetic connection between the existing brick elevations of the lunging ring building and those of the single storey addition to the W wing of the Hall will be retained. Landscaping has been kept to a minimum to preserve the setting.

Historic England Listings

Tannington Hall, Tannington

DESCRIPTION: Tannington Hall

GRADE: II*

DATE LISTED: 29 July 1955

ENGLISH HERITAGE BUILDING ID: 281349

OS GRID REFERENCE: TM2479068729

OS GRID COORDINATES: 624790, 268729

LATITUDE/LONGITUDE: 52.2707, 1.2933

LOCATION: Tannington, Suffolk IP13 7NH

LOCALITY: Tannington

LOCAL AUTHORITY: Mid Suffolk District Council

COUNTY: Suffolk

COUNTRY: England

POSTCODE: IP13 7NH

Listing Text

TANNINGTON TANNINGTON GREEN

TM 26 NW

5/68 Tannington Hall

29.7.55

- II*

House. Late C16; rear additions of c,1950. Timber framed and plastered with English-bond red brick parapet gable end to right, perhaps original. Plaintiled roof. 2 storeys and attics. A single long range. 6 windows, C18 mullion and transom casements of 2, 3 and 4 lights; C20 square-leaded glass. To right is an C18 doorway with moulded architrave and 6-panel raised and fielded door; above is a 4-light oblong fanlight and cornice. Mid C20 French windows to left. Right gable end has blocked original windows, with a hoodmould over the attic opening; moulded brick finial at apex of gable. The present windows are flush-frame sashes with glazing bars under flat lintols: 2 to the main floors and one at attic level. Against the rear wall are 3 massive stacks, each with the moulded bases of 2 octagonal shafts, the remainder replaced by coupled square shafts of C19 date. Interior. Both the parlour and parlour chamber have particularly fine late C16 ornamental plaster ceilings in an almost perfect state of preservation. The parlour ceiling has interlaced moulded ribs forming geometric patterns, with pendant bosses, fruit and foliage and 4 square cartouches infilled with fruit and leaves; around the wall is a moulded frieze with similar decoration. The ceiling in the chamber is divided into 4 by cross-beams richly decorated with fruit and foliage; each compartment has an identical pattern of interlaced ribs with bosses; motifs include the Tudor rose, designs of flowers and acorn foliage. The frieze has flowing arabesque work. The hall has a plaster ceiling with simply-moulded cross-beams. Some of the framing is visible on the upper floor: chamfered cross-beams to hall chamber, an original gable end window with ovolo mullions and evidence for other windows. Several C16 fireplaces, the best on the upper floor at the left end, with a moulded 4-centred arch. Between hall and parlour is a wide dog-leg stair with solid treads. The attic stair immediately above cuts through a C16 floor with substantial on-edge joists. Most of the roof structure is concealed: there are clasped and butt purlins with arched wind-braces. Remains of medieval moat.

Garnhams Farmhouse, Tannington

DESCRIPTION: Garnhams Farmhouse

GRADE: II

DATE LISTED: 23 July 1988

ENGLISH HERITAGE BUILDING ID: 281348

OS GRID REFERENCE: TM2478668559

OS GRID COORDINATES: 624786, 268559

LATITUDE/LONGITUDE: 52.2692, 1.2931

LOCATION: Tannington, Suffolk IP13 7NH

LOCALITY: Tannington
LOCAL AUTHORITY: Mid Suffolk District Council
COUNTY: Suffolk
COUNTRY: England
POSTCODE: IP13 7NH

Listing Text

TANNINGTON TANNINGTON GREEN

TM 26 NW

5/67

Garnhams Farmhouse

- II

Former farmhouse, now subdivided into 2 dwellings. Late C16; C17 wing to east forming L-shape plan. Timber framed and plastered; roof of glazed black pantiles. 2-storey main range, 1½-storey east wing. Scattered fenestration, C19 and C20 casements. North gable end of main range has a C20 gabled porch with boarded door. East wing has gabled porch with C20 door, one flat-roofed dormer and a 2-storey rear addition of C19 date. Each range has an internal stack. Main range in 4 bays, the original layout obscure. 2 bays of exposed joists, all set flat; one tie beam set high and supported by secondary upper crucks (only one visible); some plain studding on upper floor. At the south end there is a steeply-cambered tie beam and a queen-post roof. The stack is a later insertion. Later wing much modernised internally.

Listing NGR: TM2478668559