

HOLLINS

*Architects, Surveyors &
Planning Consultants*

HERITAGE AND DESIGN AND ACCESS STATEMENT

FOR

REMOVAL OF EXISTING OUTBUILDING AND ERECTION OF SELF-CONTAINED RESIDENTIAL ANNEX

**CHURCH FARM
MAIN ROAD
HENLEY
SUFFOLK
IP6 0QT**

FOR

MRS M SELF

**RJF/JAC/20103
DECEMBER 2020**

Background

The possibility of conversion of the existing range of outbuildings to the rear of the house was discussed on site at a preapp meeting with Paul Harrison reference DC/19/02167, when the applicant was considering a possible conversion of the existing structures and Paul Harrison indicated that this could be supported. Upon further review of the form of construction of the existing structures it was considered that these were not of sufficient robustness to be a suitable basis for conversion.

Subsequently, further preapplication advice was sought relating to the removal of the existing outbuildings and a replacement structure to form the annex, reference DC/20/03205.

The proposal, the subject of this application, has been developed giving due consideration to advice and comments received.

Use

The annex proposed is for the occupation of the owner of Church Farmhouse, Mrs Miriam Self, as at present she lives in the farmhouse with her daughter's family and they would like to have separate accommodation.

Size and Scale

Having given due consideration to comments received as part of the preapplication process, the internal floor area of the proposed building has been reduced to 77sqm. The floor area of the existing building to be removed is approximately 63sqm.

The floor area proposed is considered to be adequate to provide the fully self-contained accommodation proposed.

Appearance

The proposed structure is to be single storey with dark stained weatherboard elevations over a red brick plinth with clay pantile roof coverings, generally to give the appearance of a converted agricultural style building and also to reflect the materials on adjacent structures to be retained.

Location

The siting of the proposed annex has been given due consideration so as to ensure that adequate space similar to that which presently exists between the house and the existing outbuilding is retained.

Ecology

Reference was made in the preapplication comments as to possible presence of protected species within the structures to be removed and within the surrounding areas. A report has been commissioned, a copy of which is included in the application.

Access to the highway already exists and this is to be utilized to provide vehicular access to the annex. Proposals in respect of car parking relating to the annex are indicated on the application drawings.

Landscaping

As this application relates to a self-contained annex no new landscaping is envisaged at this time.

Heritage Assessment

As stated previously during the earlier preapp consultation with Paul Harrison when the possible conversion of the existing outbuildings was discussed, indications were that this could be supported. Therefore, the principle of a self-contained annex within the curtilage of the existing listed building has been established.

Church Farmhouse is Grade II listed and reviewing the listing entry, it is evident that the historic elements of the building that led to its listing relate to the eastern part of the building, with the two wings on the west elevation being closest to the siting of the proposed annex being later 18th Century and 20th Century additions.

Giving due consideration to the proposed siting of the annex, the bulk of which will in fact be further away from the listed structure than the existing outbuilding to be removed, it will have no significant impact on the existing setting of the listed building.

Justification

At present the farmhouse is occupied by the applicant together with multiple generations of the same family. The proposal is to create the self-contained annex for occupation by the Mother.

The possible conversion of the existing timber outbuilding having been initially considered but ruled out as the structure was not considered suitable for conversion, further preapplication advice was sought from the local authority with specific reference to removal of the existing outbuilding and erection of a self-contained annex.

The conclusion of the preapplication advice was that the proposal would be likely to receive support in principle tied to occupation of the host dwelling.

This statement together with the application documentation seeks to address specific comments and observations contained within the preapplication advice.