

Design and Access Statement

for the
Residential
Conversion
of the Agricultural Barn

Ryes Farm
Gosbeck
IP6 9SF

8th January 2021

Revision --

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1.00 Introduction

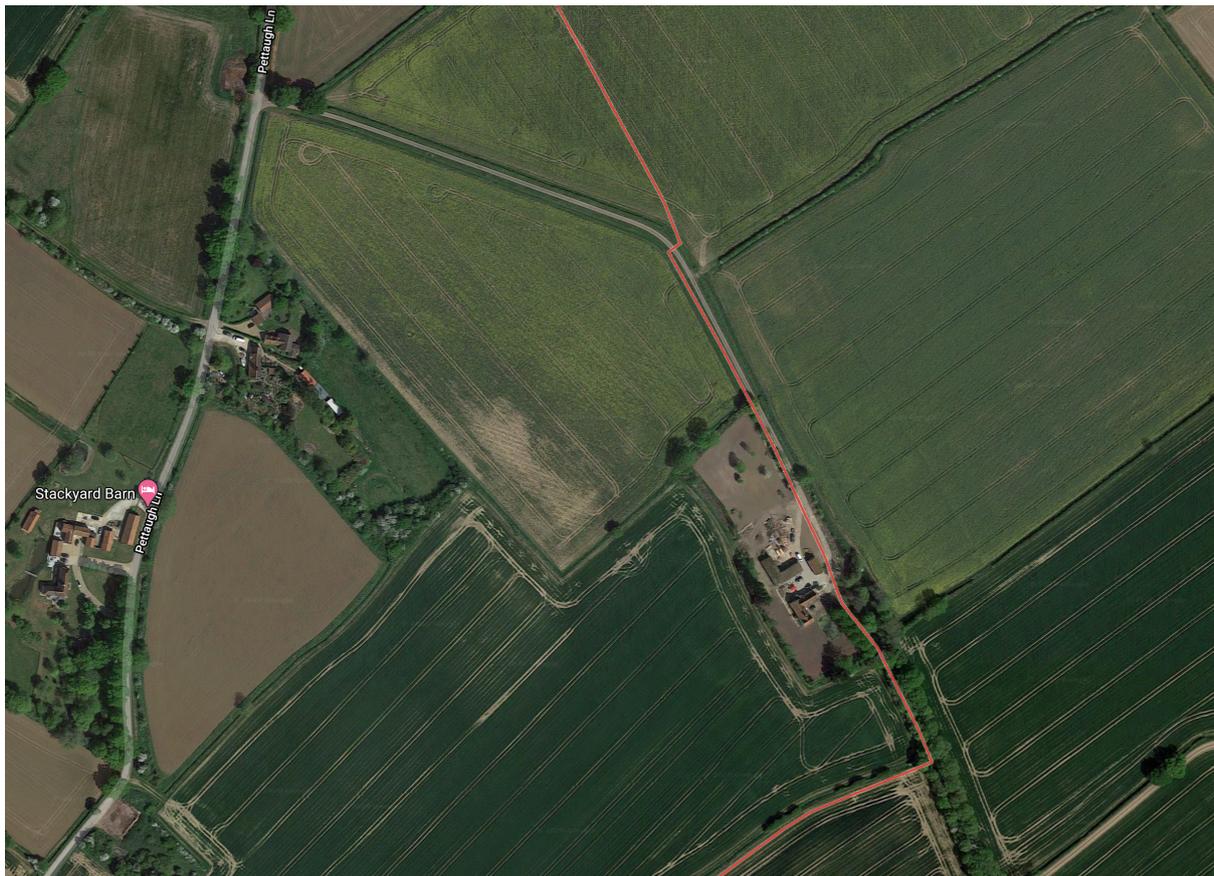
This statement has been prepared to assist with the understanding of the application for the above site which is currently submitted to Mid Suffolk District Council for determination.

The submission comprises the conversion of an existing agricultural barn and land within its curtilage to form a private dwelling, as a slightly revised scheme to that approved through the permitted development prior notification procedure under reference DC/20/05115/PA.

This document should be read in conjunction with the further supporting documentation submitted for consideration.

2.00 The Site and Context

The proposal site comprises part of the Ryes Farm, Gosbeck . The Farm is situated to the north-east of the village, to the East side of Pettaugh Lane down a long private drive .



The agricultural building proposed for conversion is sited within a level area of the farm, to the north of the main farmyard, being bounded to the south by range of adjacent buildings and hardstanding, with surrounded on the other boundaries by arable land.

3.00 Planning Policy Context

The site is within flood zone 1, and not therefore deemed to be at risk of flooding.

The site is not within a conservation area or other protected landscape.

The building is within the ownership of the Ryes Farm, which is listed at Grade II. The subject of this application post dates 1948, and is not therefore deemed to be covered by the curtilage listing.

4.00 Planning History

In November 2020 an application was submitted under the prior notification procedure for conversion of the barn under Schedule 2, Part 3, Class Q. The scheme provided for a 2 bedroomed dwelling of circa 67sqm.

Approval was granted on 7th January 2020, and appending a number of conditions to the approval. The Prior approval report is attached for reference.

5.00 Proposal

This application comprises the change of use of the existing building to create a 2 bedroomed private dwelling, extending to some 67m². In addition, a new cartlodge and garage to accommodate secure car and cycle spaces forms part of this application as indicated on the attached plans.

The proposed dwellings will be served by the existing access point which also serves the farm house, which runs to the north of the main farmyard. This route, as approved under Prior approval, with existing exit onto Pettaugh Lane to the North.

Proposed areas of private planting to the front and side of the conversion will improve the setting of the building, as well as that of the farm and listed building in general, as will the aesthetic improvement of the building itself.

Essentially then, the current application is substantially the same as the existing Prior approval, though with a couple of marked variations which would not have been possible under the permitted development route. These comprise as below;

- Provision of private garden
- Accommodation for secure cycle and vehicular storage
- Overcladding of the exterior with Insulation and new timber cladding
- Wood Stove flue

6.00 Conclusion

The proposed scheme seeks to incorporate external insulation and new timber cladding to enhance the thermal efficiency of the building and to soften the existing building, and create a more aesthetically pleasing contribution to the farmyard setting, and that of the adjacent listed asset, whilst generally maintaining the approved form, layout and fenestration pattern.

The scheme provides for the same number of bedrooms, and consequently will require the same number of parking spaces under the SCC Highways parking guidance. There will therefore be no increase in car movements or highways impact from that of the Prior approval.