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Planning Statement

Dover Moor, The Street,
Southholt, IP23 7QJ

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Description of the Existing Site:

Dover Moor is a redundant Mink barn sitting in a 4000m² young orchard. The barn is 4.5mx6.3m with a ridge height of 3.9m asymmetrical pitch with walls and roof clad in metal corrugated tin. The plot also includes an existing 8mx6.3m concrete base which previously formed part of the barn.

Access:

Access to the site is via an existing vehicular access from The Street. The proposed scheme will not impact the public highway.

Layout:

This application proposes a scheme that will reuse and extend the redundant barn to form a new single storey, two bedroom holiday let. The existing barn will be converted to form a new master bedroom and en-suite. The existing concrete base area will be used to form a new open plan kitchen/dining and living area, with glazed facade looking south over the newly planted orchard with bi-fold doors accessing the outside deck partly shaded by a pagoda. Leading off the living area is another bedroom and en-suite mirroring the master suit at the other end of the building.

Scale:

The existing barn measures 4.5mx6.3m (28.4m²) with a ridge height of 3.9m and an asymmetrical pitch, with an existing concrete base measuring 8mx6.3m. The proposed development incorporates the existing barn and concrete base increasing its length by 4.5m. Overall the proposed holiday let will be 18.1mx6.3m (114.3m²) with an asymmetrical ridge height of 3.9m matching the existing form.

Landscaping:

Currently the barn sits within a newly planted orchard including various fruit trees and maples, wild flower meadows and mown paths the site is bordered by a mature hedge row including mature trees. The proposed development does not impact the existing orchard/hedge row or mature trees. The wild flower meadow and mown paths will remain to form a domestic garden serving the holiday let.

Vehicle access will be gained using the existing access from The Street, with a new parking area located to the west of the proposed holiday let.

Ecology:

Through a desk top study and evaluation of the existing barn. Due to the fact the barn is clad in corrugated tin and does not include an open bay, we believe the current barn falls within the Low category - Structures with limited potential roost features that could be used by individual opportunistic roosting bats Suitable, but isolated, habitat surrounding the site that could be used by small numbers of foraging bats, but the site is not connected to surrounding habitats by prominent linear features, e.g. hedgerows and treelines.

Appearance:

The proposed holiday let will reuse the existing form of the mink barn, including its asymmetrical roof. The holiday let will be a combination of stand seam Zinc and natural larch cladding. The windows and doors will be finished in powder coated aluminium.

Justification:

Currently the barn is falling into disrepair and without architectural intervention it will fall further into disrepair and eventually be lost. With the recent increase in demand for holiday lets in the UK I believe that this change of use and conversion of the existing redundant barn would be the correct use for the building. Providing the local community with an opportunity to access a further revenue stream.

The existing site already has an existing vehicular access and space to incorporate parking for a minimum of 2 cars, allowing the site to be accessed without a detrimental affect on the highway and existing property at Dover Moor. Maintaining the existing mature high hedge row and mature trees combined with the design of the proposed development being single storey and maintaining the existing form of the barn, results in the proposed development not being viewable from with the existing property at Dover Moor or from the existing highway.

Environmentally the proposal is designed to be fundamentally environmentally friendly, through not only its design which makes the most of the south facing elevations but also through its material choices. The impact on surrounding ecology will be minimal, the existing barn is unlikely to be used for roosting, namely bats. The proposal does not remove any of the existing trees or hedges and looks to enhance the existing orchard and wild flow meadows to forming the domestic garden space.

It is my view that without architectural intervention the barn will fall into disrepair and be lost, the proposal of a single storey, two bedroom holiday let, will be beneficial not only to the immediate community but the wider community as a whole through increased financial and social interaction. The site itself offers a great base of amenities which can be used and built upon to minimise the impact of the development, whilst saving an existing building and providing a modern sustainably designed holiday let.

Existing Photo's.



Existing Photo's.



End.