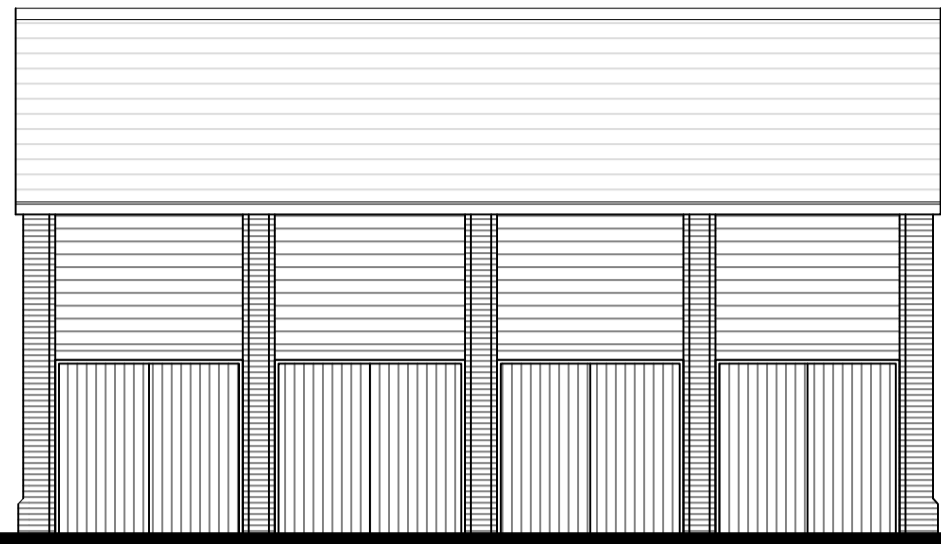


# EXISTING



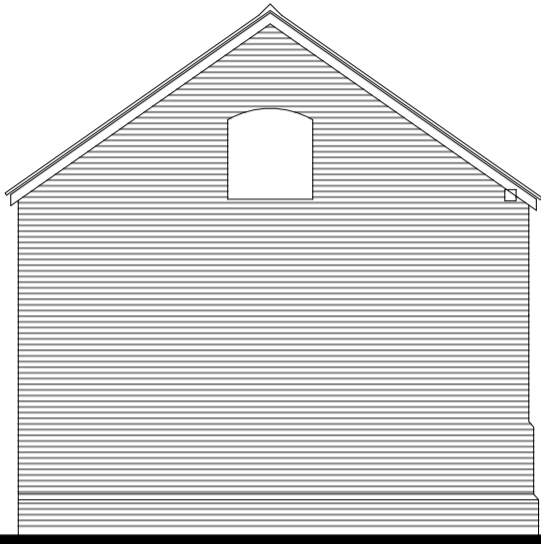
**SOUTH WEST elevation**

1:100



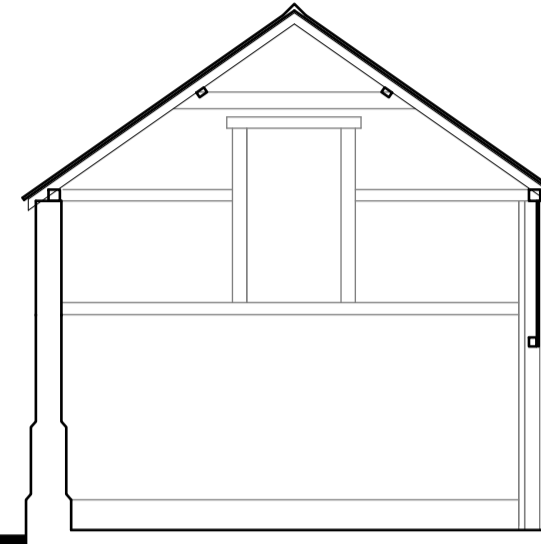
**NORTH EAST elevation**

1:100



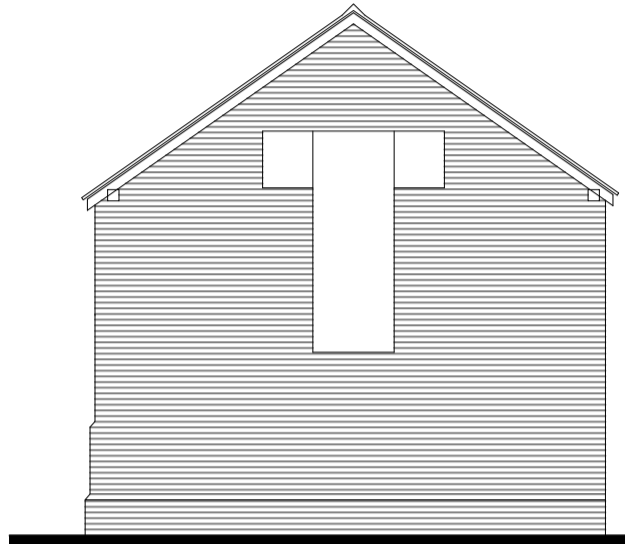
**SOUTH EAST elevation**

1:100



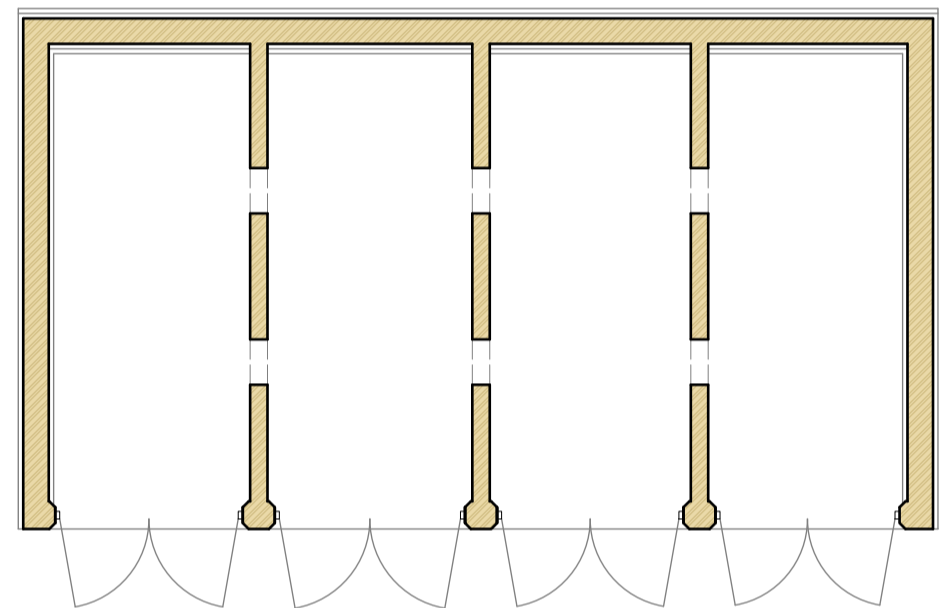
**section**

1:100



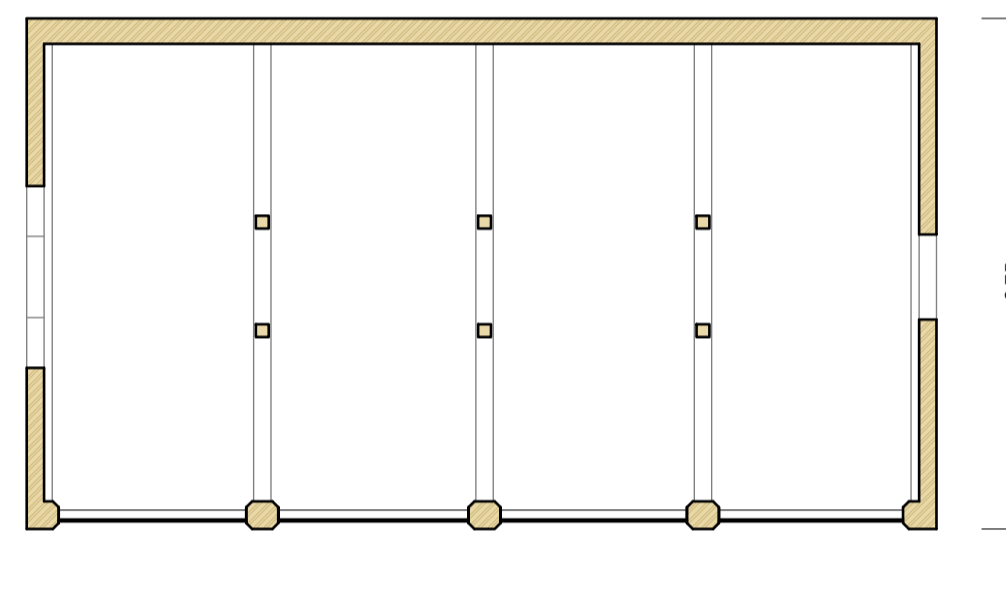
**NORTH WEST elevation**

1:100



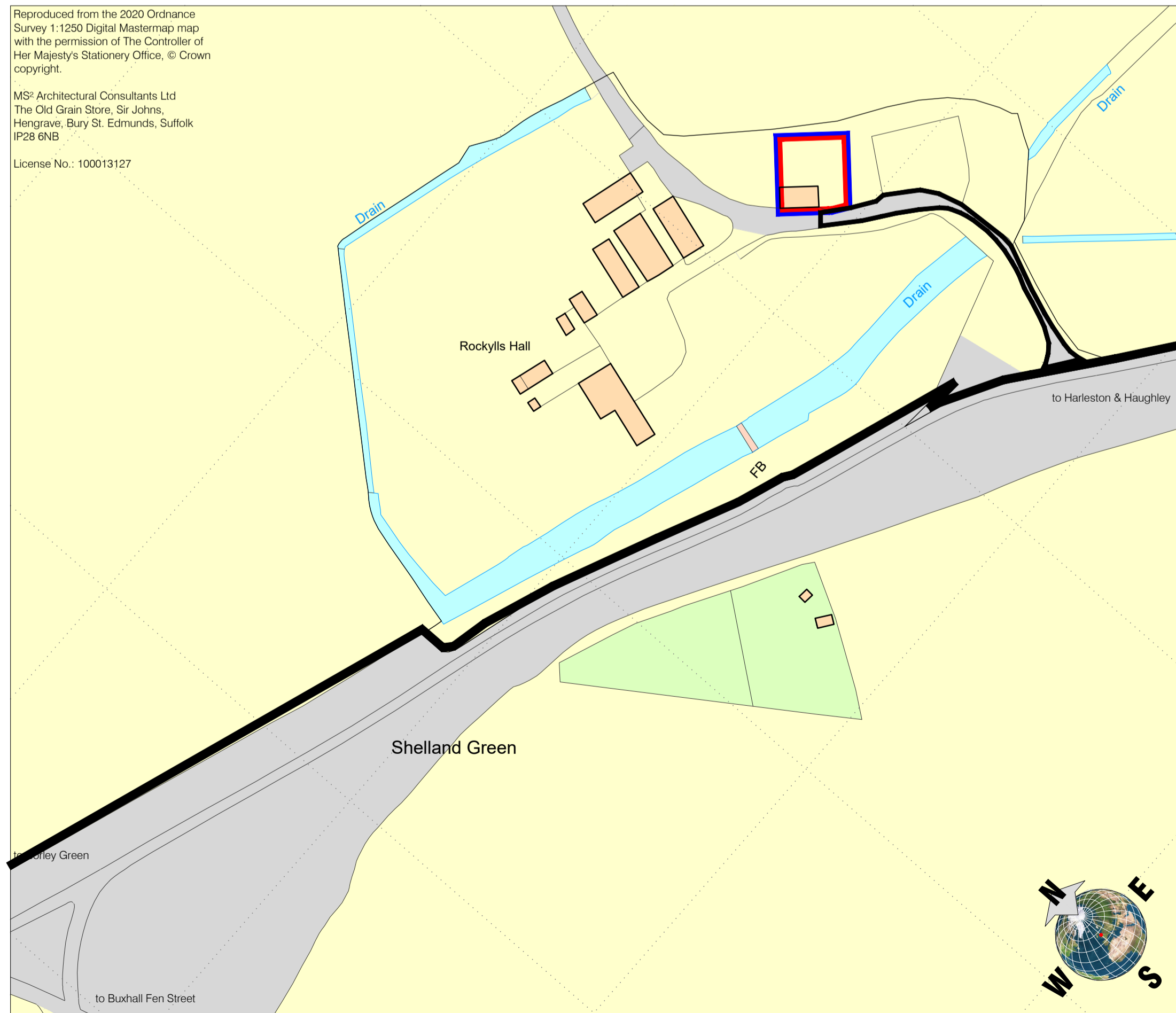
**GROUND FLOOR plan**

1:100



**FIRST FLOOR plan**

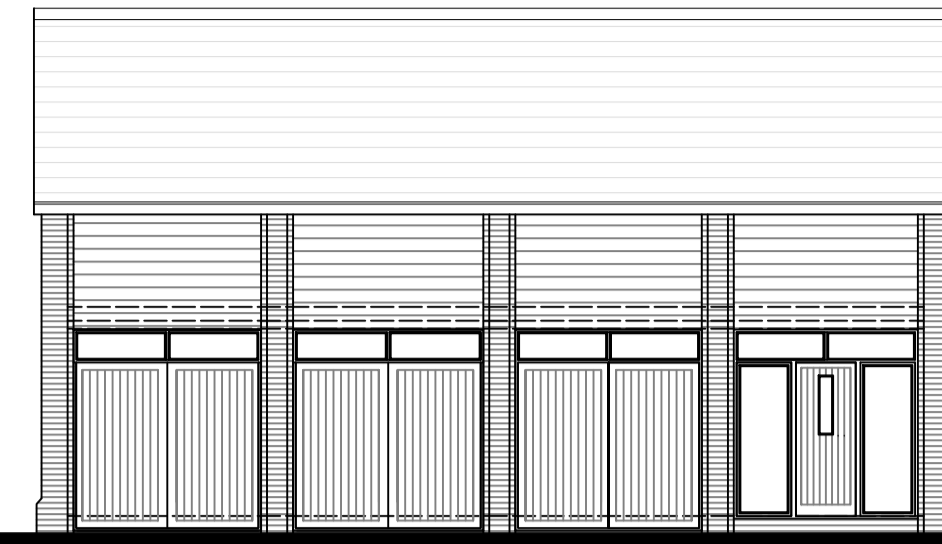
1:100



**LOCATION plan**

1:1250

# PROPOSED



**SOUTH WEST elevation**

1:100



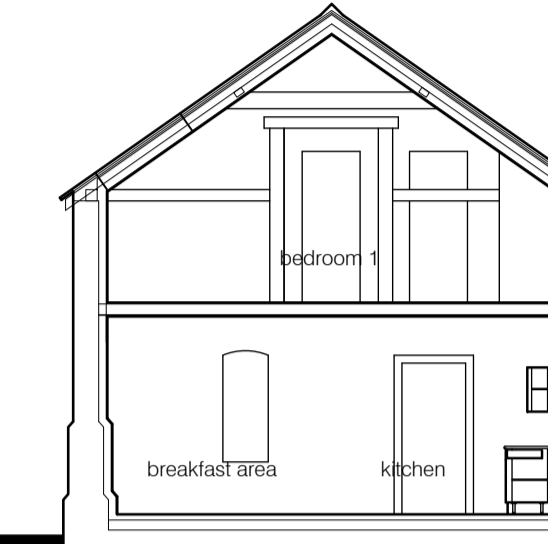
**NORTH EAST elevation**

1:100



**SOUTH EAST elevation**

1:100



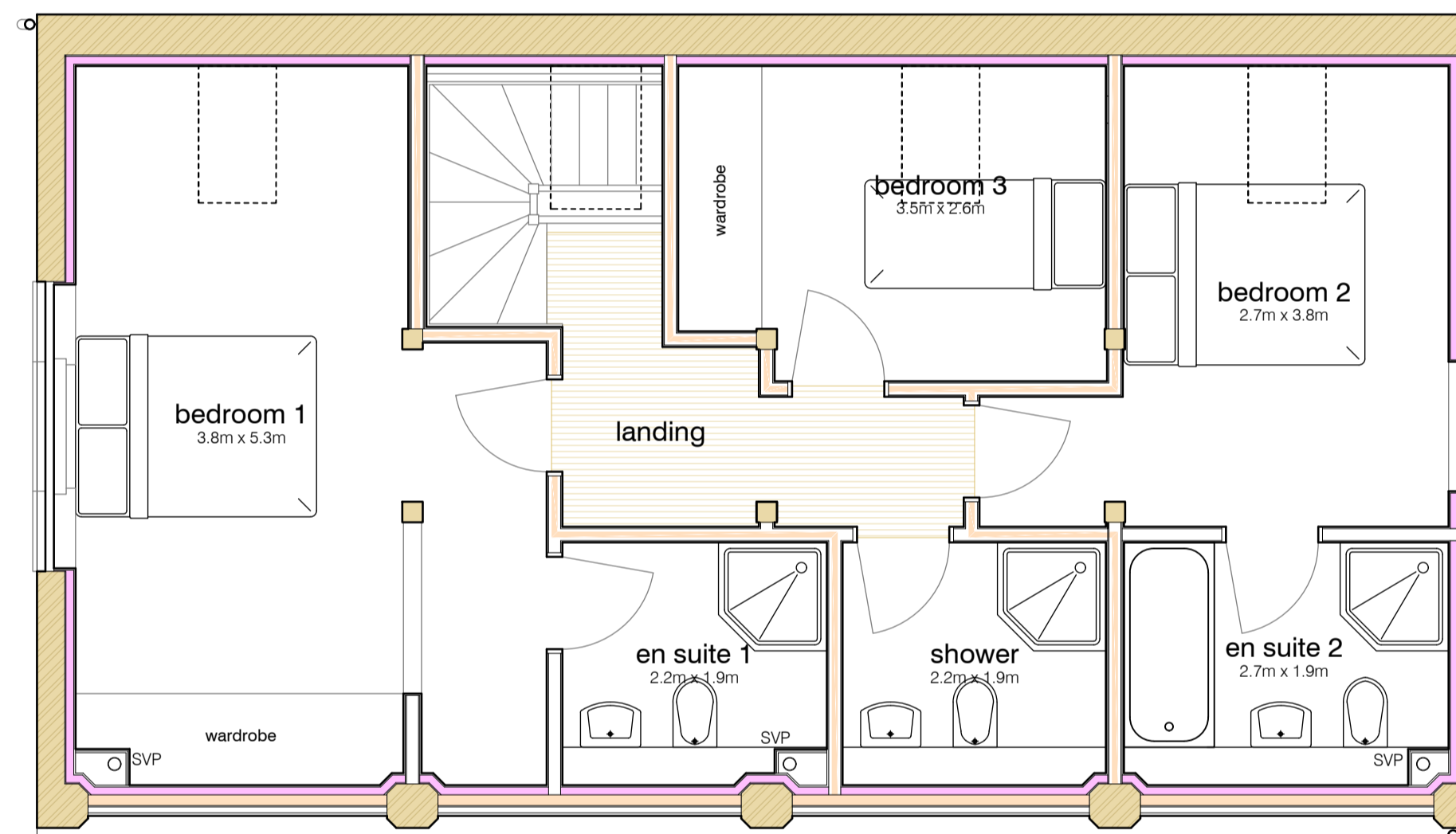
**section**

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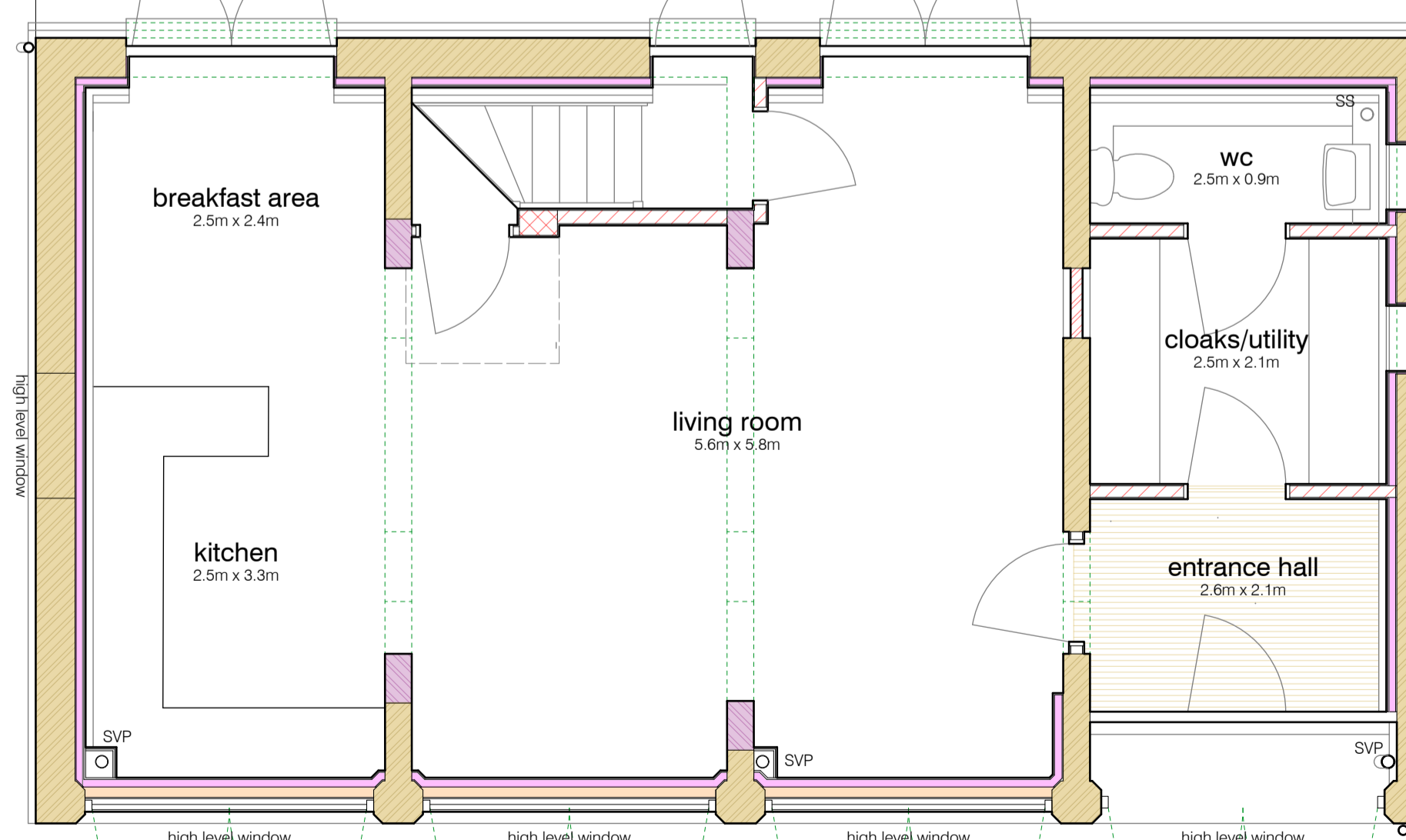
**NORTH WEST elevation**

1:100



**FIRST FLOOR plan**

1:50



**GROUND FLOOR plan**

1:50

# ON-SITE LISTED BUILDINGS (not application building) :

## ROCKYLLS HALL, SHELLAND GREEN

**Existing dwelling**  
Heritage Category : Listed Building Grade : II  
List Entry Number : 1352320 Date first listed : 15-Mar-1988  
County : Suffolk District : Mid Suffolk (District Authority)  
Parish : Shelland National Grid Reference : TL9984960517  
Farmhouse, early or mid C17, 2 storeys and attic, 4 windows.  
Timber-framed and plastered. Hipped plain tiled roof with two C18 gabled dormers, one having an original casement. Two good axial C17 chimneys of pink/orange brick, each with 6 square shafts linked at the head. Slight casements, those at ground storey with transoms; two at 1st storey have C17/C18 wrought iron casements with original ironmongery. Late C18 or early C19 6-paneled entrance door, the upper pair of panels glazed. Fretted console brackets supporting a flat canopy. Principal framing members are exposed internally, ovolo-moulded main beams and lambstongue chamfer stops, built-purfin roof. At the right hand end, two rooms have raised 1st floor members from a house of c.1550; the heavy posts and main beams have scotia and ogee mouldings.

## STABLE ALIGNED NORTHWEST/SOUTHEAST 100 METRES EAST OF ROCKYLLS HALL, SHELLAND GREEN

**Non-extant building (i.e. not application building)**  
Heritage Category : Listed Building Grade : II  
List Entry Number : 1032650 Date first listed : 15-Mar-1988  
County : Suffolk District : Mid Suffolk (District Authority)  
Parish : Shelland National Grid Reference : TL9984960511  
Former stable, mid or late C16, 3 bays. Formerly with hay loft above. Timber-framed and weatherboarded. Asbestos sheeted roof, once thatched. Full-height close-sliding. Coupled-rafter, from which most of the collars have been removed; struts and putlogs introduced in C18/C19. At the centre bay (south side) is an original window with evidence for diamond mullions, and a blocked doorway, and above is another window without its sill or mullions. The easternmost bay was originally partitioned off, included despite depleted condition as a rare example of a C16 stable.

## ON-SITE PLANNING HISTORY (not application building) :

Ref. No: DC/18/0331/1 | Status: Granted - Application for Listed Building Consent - Removal of metal roller door and replace with a glass wall. Reinstate the opening on the north wall and install a glass wall. Create opening in the west wall which allows access between the 2 buildings.  
Ref. No: DC/18/0383/1 | Status: Application Withdrawn - Prior Approval under Application under Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Conversion of grain store to a function room for family farming business and alterations to create opening and install both the east facing metal roller door with windows and doors to match the existing colour and materials of the fenestration on the adjoining building.  
Ref. No: DC/18/01029 | Status: Application Withdrawn - Planning Application - Change of Use of a grainstore into a function room and associated works.  
Ref. No: DC/19/03448 | Status: Granted - Full Planning Application - Change of use of agricultural building and alterations to form a use for the enjoyment of the host dwelling.  
Ref. No: 3660/14 | Status: Granted - Erection of Office (B1a) Building  
Ref. No: 9659/14 | Status: Granted - Erection of Office (B1a) Building  
Ref. No: 2911/08 | Status: Granted - Removal of remaining structure of derelict farmyard roofs. Demolish unsafe brick wall to the north of the house. Re-build and extend the wall to a height of 2m with gateway.  
Ref. No: 2855/08 | Status: Granted - Re-build and extend wall to a height of 2m with insertion of gate.  
Ref. No: 2833/08 | Status: Granted - Construction of Tarmac tennis court painted green with black chainlink fencing surround.  
Ref. No: 2836/08 | Status: Granted - De-silt road.  
Ref. No: 2298/08 | Status: Granted - Create doorway from kitchen to hall cellar through existing brick wall below the wall plate which will remain undisturbed.  
Ref. No: 3883/07/LB | Status: Granted - Install three rooflights to north roof slope.  
Ref. No: 2754/07 | Status: Granted - Demolish conservatory. Erection of single storey extension.  
Ref. No: 2747/07/LB | Status: Granted - Demolish conservatory. Erect single storey extension.  
Ref. No: 2010/07/LB | Status: Granted - Various works including roof, attic windows, chimney pots etc.  
Ref. No: 2007/07 | Status: Granted - Construct stud wall partition to create en suite shower room to bedroom 5.  
Ref. No: 1155/07/LB | Status: Granted - Re-line cellar walls and floor.  
Ref. No: 0693/02 | Status: Granted - Create lively centre by renovating bull pens to provide storage; return 4 stables to use and change of use of redundant cattle building to provide 10 stables.

## ON-SITE TREE PRESERVATION ORDERS :

There are no existing Tree Preservation Orders on or near the Application Site.

## PLANNING history

Whole site for reference, no items apply to application building.



## FLOOD RISK plans

1:5,000. © Crown copyright 2000.



**SUN PATH plan**

1:5,000

# USE

The property is an existing cart lodge with full height attic space above ancillary to but distinctly separate from Rockylls Hall. The proposal is to convert the building to a self-contained dwelling.

# AMOUNT

The existing building has 68.7m<sup>2</sup> accommodation on ground floor and 68.7m<sup>2</sup> first floor (although some of the floors are displaced). The proposal will not increase the floor area but, due to installation of an insulative lining will provide 64.3m<sup>2</sup> of accommodation on the ground floor and 68.8m<sup>2</sup> first floor. The allocated site area is 483.6m<sup>2</sup>.

# LAYOUT

The proposed dwelling will be entered via a glazed screen in a covered porch formed in the existing South East Bay doorway. The entrance hall will give access to a utility/cloak room with ground floor WC facility and a large living room in the two central bays of the building. The North West bay will become the kitchen and breakfast area. A staircase in the living room will lead to a landing giving access to three bedrooms with bathrooms on the first floor.

# SCALE

The scale of the existing building will be unaffected.

# LANDSCAPING

The existing grassed area around the building will be enclosed in a 1.2m picket fence to retain views of the surrounding countryside. A parking area will be formed adjacent to the South East bay.

# APPEARANCE

The existing external materials and finishes will be retained or reproduced where necessary. A slate roof over red brick walls with timber joinery.

# VEHICULAR ACCESS

Vehicle access will be via the existing shared driveway which is of a high standard with exceptional visibility onto the main road.

# PERSONNEL/PERSONAL ACCESS

The proposal provides flush threshold access into the dwelling which enjoys a spacious entrance hall and living room as well as a ground floor WC making the ground floor supremely accessible.

# IMPACT ASSESSMENT

The proposal seeks to preserve the appearance of the existing dwelling with the tall timber panels between octagonal brick piers particularly when viewed from the road and access driveway. Glazed doors will be inserted into the 'blind side' facing the fields to the North. As such this proposal will have minimal impact on the existing environment, dwelling and business of Rockylls Hall whilst providing a desirable property in the countryside. Third party specialist structural and ecological appraisals will be provided in support of this application.

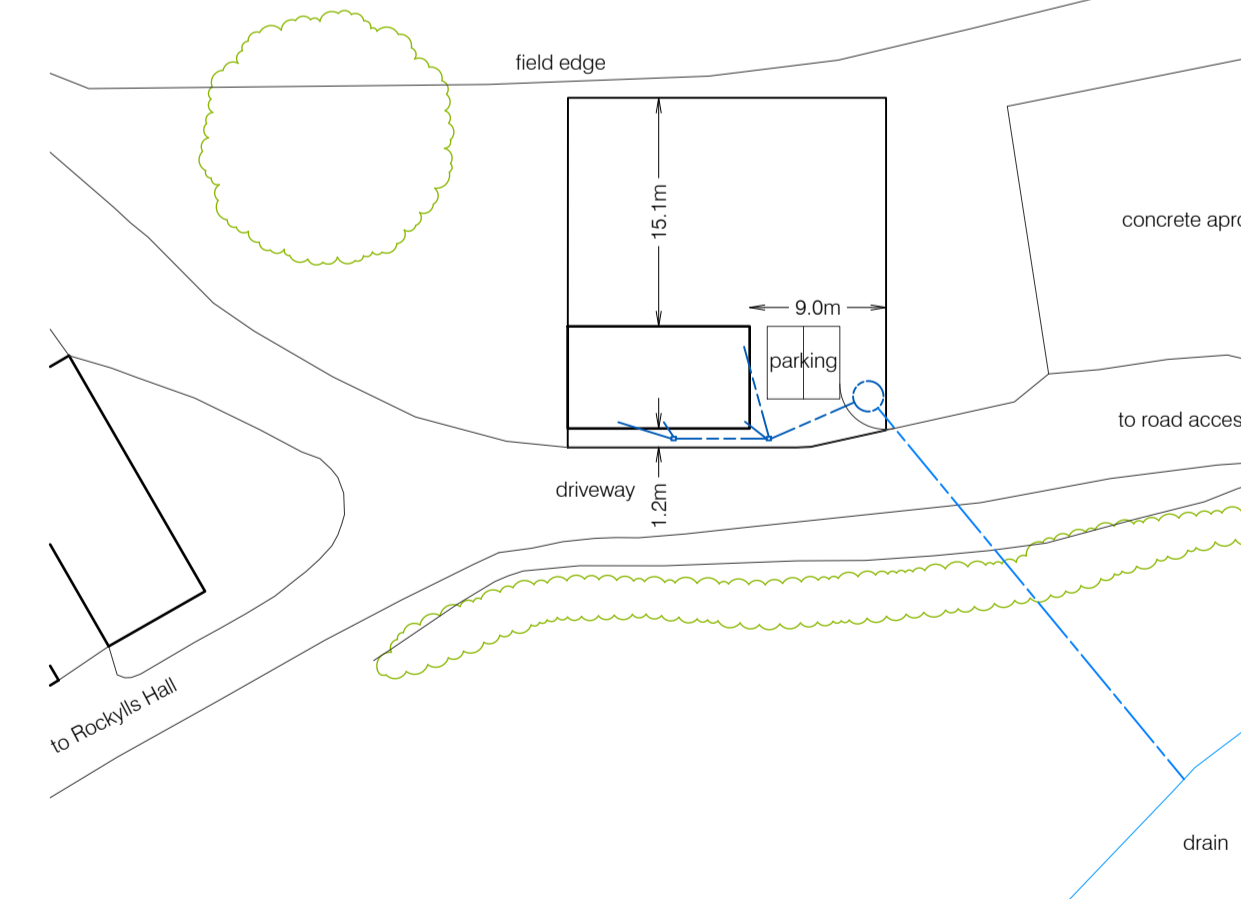
## DESIGN & ACCESS statement

Architect's summary.



**SITE access**

Google Street View - looking North from road access.



**SITE BLOCK plan**

1:500

**Conversion of barn to dwelling**  
**Granary Barn, Rockylls Hall**  
**Shelland Green, Shelland**  
**Stowmarket, Suffolk IP14 3JF**  
**for Mr Joe Cunningham**

**MS2 Architectural Consultants Limited**

The Old Grain Store Sir Johns Hengrave Bury St Edmunds Suffolk IP28 6NB  
Tel: +44 (0) 1284 724044 Email: projects@ms2.co.uk

Revision C - 06 September 2021  
Fenestration modifications  
Rev A 29 10 2020  
Roof lights removed from south west elevation. Existing stables/lovers to be retained on NW elevation  
**776-1a 001**  
**C**  
06.09.21  
1:50 1:100 1:500 1:1250 1:5,000  
August 2020

Suffolk IP28 6NB  
Email: projects@ms2.co.uk  
VAT Reg. Number 571 3766 26