

PLANNING AND HERITAGE STATEMENT

LISTED BUILDING CONSENT APPLICATION

ERECTION OF CARTLODGE / WORKSHOP WITH HABITABLE SPACE OVER, EXTERNAL STAIRCASE, AND ASSOCIATED REDUCTION IN LENGTH OF YARD WALL

SUDBOURNE FARMHOUSE, MILL ROAD, WYVERSTONE, IP14 4SE
FOR MR. & MRS. C. CATTON

SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, FABRIC AND FEATURES

Sudbourne Farmhouse is a Grade II Listed Building. List Entry Number: 1181560. Early C17th, part cased, part re-roofed and altered in C19th. Timber framed, front cased in brick, whitewashed and rendered. Steeply pitched pantiled roof. 3 cell lobby entry plan with a 3 bay kitchen / dairy wing attached to rear left to form an L on plan. 1 storey and attic. Entrance to right of centre, a recessed half glazed C19th door, recessed 3 light casements, to left of centre a 3 light gabled dormer. Axial ridge to right of centre between hall and parlour is a tall original stack. Gable end exposed plates, halved principles and cambered collars clasping purlins, an entrance in left end with pentice boards. To rear a slate roofed lean-to from service bay. Attached at rear left corner is a kitchen / dairy wing with gable front, a boarded door, exposed C17th plate, shallow pitched C19th roof. Left return 3 light leaded casement is slightly narrower dairy bay to rear. Rear end louvred opening, 2 light casement and exposed C17th plates. Inner return 3 light casement and a stable door. Interior: frame largely concealed, stop chamfered axial binding beams and storey posts, close studding, newel staircase in front stack. First floor stop chamfered wallplates, raised tie beam between hall and parlour chambers. Service wing has base of a stack, arched braces in original walling.

SETTING

Set back and gable on to Mill Road, behind a hedge and wide drainage ditch, within a large plot. Original frontage now dissected by a fence from the original farmyard through which the house would have been accessed, when the barn complex to the south east were converted to dwellings in the latter half of the C20th. To the north west is a barn recently approved for conversion to a dwelling. The proposed Garage / Workshop is a sympathetic solution to storage and garaging, and further enhances the setting of the Listed Building.

USE

Sudbourne Farmhouse is a detached single dwelling. The proposed cartlodge garaging / workshop will replace lost storage following grant of Planning Permission to convert the adjacent barn to a separate dwelling.

AMOUNT

The proposal is for cartlodge garaging to accommodate 3no. cars, with a separate modest workshop, and habitable space above the cartlodge, all as dimensions shown on the submitted plans.

LAYOUT

The layout of the proposal is such that it is gable end on to Mill Road and spaced as far away from Sudbourne Farmhouse as is practically achievable. The cartlodge / workshop occupies the area shown as 4no. car parking spaces and approved as part of the previous Planning Permission for conversion of the adjacent barn.

SCALE

The scale of the proposal is in keeping with and sub-servient to the existing dwelling, and typical of many other cartlodge style buildings approved within the immediate area and Listed curtilages throughout Mid Suffolk.

LANDSCAPING

As existing / as previously approved as part of the previous Planning Permission for conversion of the adjacent barn.

APPEARANCE

The proposal is in keeping with adjacent barns and outbuildings and has been so designed as to reflect the local vernacular.

ACCESS (A)

Remains as existing. The proposals will have no impact on access to the wider environ.

ACCESS (B)

Vehicular and pedestrian access to the property allows access by all, regardless of age, disability, ethnicity or social grouping. The proposal will have no adverse impact on access.

BUILDING REGULATIONS

The proposal has been fully designed to meet the requirements of the Building Regulations where possible. The relevant Building Regulation application will be submitted once Planning Permission granted.

SCHEDULE OF WORKS

Construct cartlodge / workshop in accordance with submitted drawings.

PRINCIPLES

None of the key features of the building are to be affected by the proposals. The setting remains unaltered, other than the introduction of the proposed Cartlodge / Workshop.

IMPACT, JUSTIFICATION AND MITIGATION

The recent Planning Permission granted for conversion of the adjacent barn to the north west of Sudbourne Farmhouse, identified that the removal of lean-to's, Portacabins and containers as part of the proposals was a significant enhancement to the setting of the Listed Building. However, the loss of the barn, Portacabin and containers means that Sudbourne Farmhouse now has no purposeful and sympathetic ancillary storage / covered car parking / workshop. It is therefore proposed to erect a well-designed Cartlodge style structure, in keeping with the local vernacular and as approved within the curtilage of Listed Building (and much closer to the Listed Building than proposed here) elsewhere throughout the immediate area and Mid Suffolk as a whole. The proposed cartlodge has been so designed as to be gable end on to Mill Road and is behind an established Laurel hedge significantly reducing views from Mill Road. The proposed cartlodge is approx. 12m from the nearest point of Sudbourne Farmhouse. The proposed cartlodge / workshop will provide convenient parking and storage space for Sudbourne Farmhouse and will also create an attractive enclosed courtyard in conjunction with yard walls approved as part of the previous Planning Permission for conversion of the adjacent barn. The new previously approved landscaping and proposed cartlodge will give the listed Building a distinct boundary which will have a positive impact on the setting of the Listed Building.