

PLANNING STATEMENT

in support of

**HOUSEHOLDER PLANNING &
LISTED BUILDING CONSENT APPLICATION**

for

USE OF OLD COWSHED AS HOME OFFICE

at

OAK FARM, BUNWELL

November 2021



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1. Amount and Layout of development

The proposal is for improvements to one of several clay lump single-storey sheds which would have historically been used for farming, including cowsheds, stores, stables and cartsheds. The property is no longer a working farm but remains in one ownership, sitting within its own substantial plot with no other properties close by.

The proposal is to continue to use the one detached old cowshed as ancillary accommodation to the house, but to carry out improvements to make it a more comfortable home office by the addition of several windows and doors, re-roofing including insulation and upgrading the floor.

The current size is 3.75 x 7.0m internally.

There are no accessibility issues created by the proposal.



AERIAL VIEW OF HOUSE AND OUTBUILDINGS

2. Scale

The existing height of the shed is approx. 4.5m, to ridge line with red clay pantiles. The proposal includes stripping and relaying the existing tiles (subject to their condition) with additional insulation and plasterboard. The width and length stay as before.

3. Landscaping

Protect and enhance amenities through: There are no affects on the existing landscaping. The extension can be accommodated within existing hard surface areas.

Landscaping to be maintained by: normal domestic gardening.

Description of landscaping scheme: The existing shingle parking area and all grassed areas will remain. See attached Block Plan.

4. Appearance

The shed is of traditional clay lump with rendered and painted exterior. The proposal is for repairs to be carried out to the external walls by a competent clay builder under the supervision of the architect and finish with lime render. This retains the breathability of the construction and the benefits of clay lump, including respiratory health benefits and thermal mass for energy efficiency. The walls will not be insulated further, in agreement with the Building Inspector and Conservation Officer.

Colours will be off-white render, roof trimming joinery to be black to match existing, windows and doors to be white.

Lighting will be domestic sensor lights in accordance with the Building Regulations and to provide safe access to and around the building.

5. Sustainability

The re-use of a sound building is inherently sustainable, but the use of clay lump buildings is additionally beneficial due to its nature as a natural, carbon-neutral material.

New external joinery will be softwood, obtained from managed sources.

10. Access component (external & site access only)

Public transport links: no new dwellings proposed, therefore not applicable.

11. Access for emergency services

External circulation routes: No constraints

Safe and final egress from buildings: No constraints

DESIGN & ACCESS STATEMENT LISTED BUILDINGS

Upgrading of one old cowshed to ancillary accommodation (home office)

a) Design principles and concepts applied to:

i) Scale

- The main works are the conversion of an existing out-building to ancillary accommodation. The clay lump shed is small in relation to the Listed House, thereby providing the home office accommodation whilst maintaining the historic hierarchy within the group.

ii) Layout

- The conversion is set within the existing clay lump ancillary building.



EXISTING INTERIOR OF OLD COWSHED

iii) Appearance

- The appearance of the shed upgrade will closely match its existing appearance, through repairs to the clay lump with lime render above the existing brick plinth. The existing red clay pantiles will be retained and insulation and plasterboard will be added to the roof. Roof trimming joinery to be black, windows and doors to be white, double glazed with no glazing bares, all to match the converted Barn.

All these materials blend in with the rural setting and promote the image of a traditional group of House with associated ancillary buildings. In order to maintain the integrity of the clay lump walls, dry-lining will be avoided (as agreed verbally with Building Control) and insulation will be upgraded in other areas to compensate.

Rain water goods will be uPVC, traditional 100mm Half Round gutter with 63mm downpipes, colour black.

b) How principles and concepts take account of:

- i) the special architectural or historic importance of the building
- The proposals' main objective is to sympathetically upgrade the clay lump out-building to provide a modern subservient room of good design whilst improving the external appearance.

- Minimum intervention to the existing historic fabric is a priority, whilst ensuring long-term retention of the building through its sympathetic re-use.
- The design will reflect the local vernacular style by incorporating high quality materials and elements which are traditional to the immediate local vicinity and style and scale suited to its position.

ii) the particular physical features of the building that justify its designation as a Listed Building

- The Shed is within the curtilage of the Listed House. However, many clay lump buildings are lost due their general consideration as lowly and less important than timber framed buildings. If clay lump buildings are not retained and re-used in the same way timber framed rural buildings are, they will be economically unviable and, with little understanding of their correct repair and maintenance and their general sound construction and suitability for modern uses, more will be lost from the landscape. It is therefore important that clay lump buildings are now considered an inherently historic and suitable for re-use.

iii) the building's setting

- The buildings' group is situated along a lane in the countryside, with no other domestic buildings within visual contact.
- The buildings' setting is preserved through retaining the views of the Listed House and of the outbuildings from all around within the site.

Where not only the interior is affected:

- c)** the policy adopted as to access, including what alternative means of access have been considered and how policies relating to access in relevant local development documents have been taken into account

- Access to the Listed farmhouse is to be unaffected by the proposal.
- Access to the existing historic out-building is to be gained via a new door in an existing opening. Three new window/door openings are cut to traditional clay lump building proportions in the shed walls. As this building is clay lump, there are no issues over positioning of the new openings and these are the only structural alterations to the building fabric.
- Patio doors are to be provided within a new doorway.

d) Explain how the policy as to access takes account of:

- i)** the special architectural or historic importance of the building
- Level access into the shed is not compromised and does not affect the historic fabric.

ii) the particular physical features of the building that justify its designation as a Listed Building

- There are no access issues relating to particular features of the building.

iii) the building's setting

- The old cowshed is positioned within the wider group of old farm buildings, to the rear of the Listed house. None of the settings of any of the buildings within the wider group will be affected by the minor works.