



**Locks Cottage, Chapel Farm Lane, Thornham Parva, IP23 8EX**

**Design & Access Statement**

For Mr & Mrs Weedon

Dec 2021

<b>Revision</b>	<b>Date</b>	<b>Reason For Issue</b>
00	05.01.22	Issued for planning

1.0	Introduction
2.0	Site Analysis
3.0	Existing Buildings
4.0	Proposed Outdoor Seating Area
5.0	Proposed Office & Granny Annexe
6.0	Planning Policy & Guidance Analysis



This Design & Access Statement document presents site analysis and the proposals for the remodelling of Locks Cottage, IP23 8EX.

The proposals include:

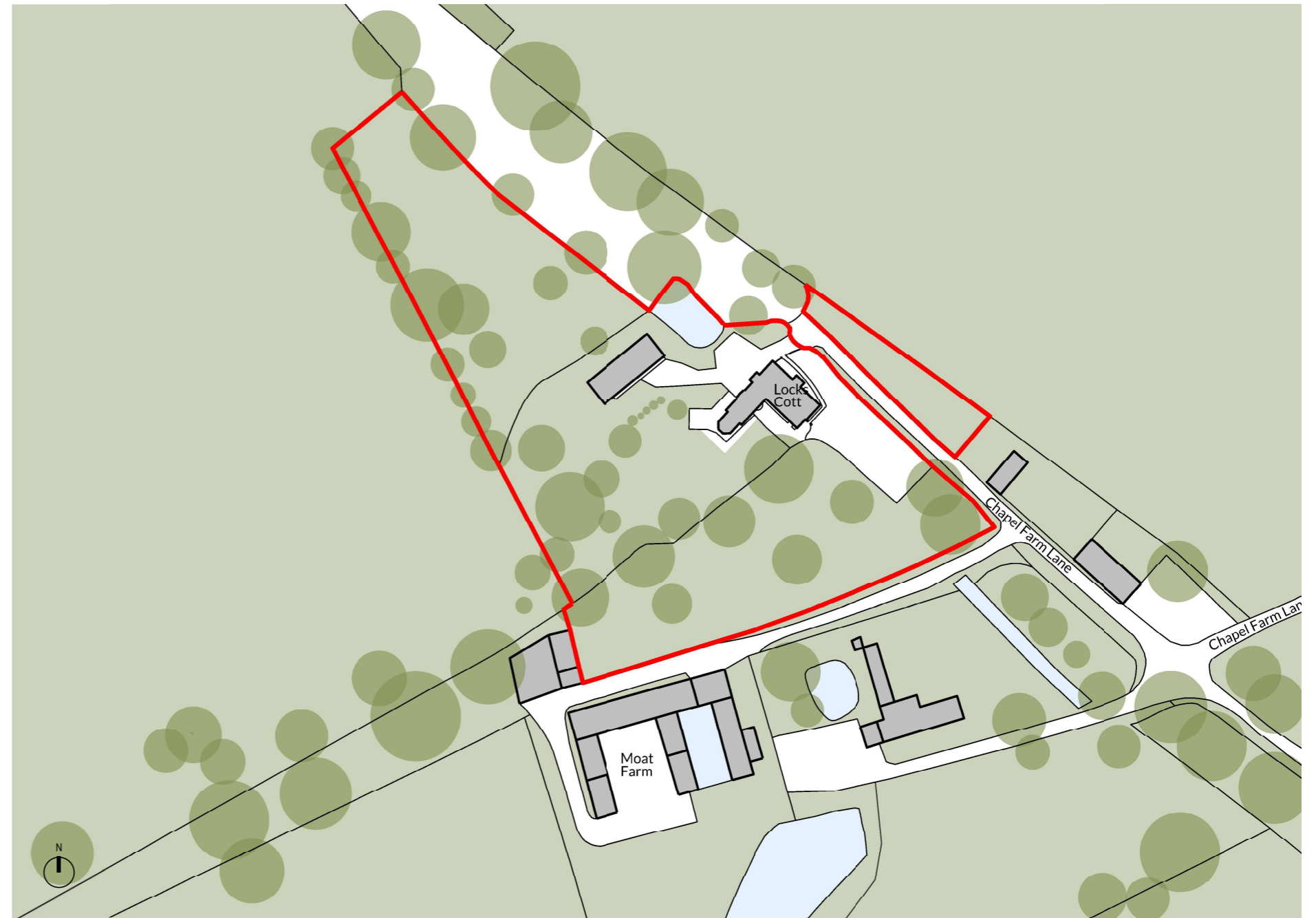
- the removal of an existing conservatory which is to be replaced with a covered outdoor seating area.
- following a fire, the previous store/workshop/office is to be rebuilt to form an office plus a granny annexe for elderly relatives.
- the identified proposals follow the footprint & profile of existing conservatory & outbuilding.

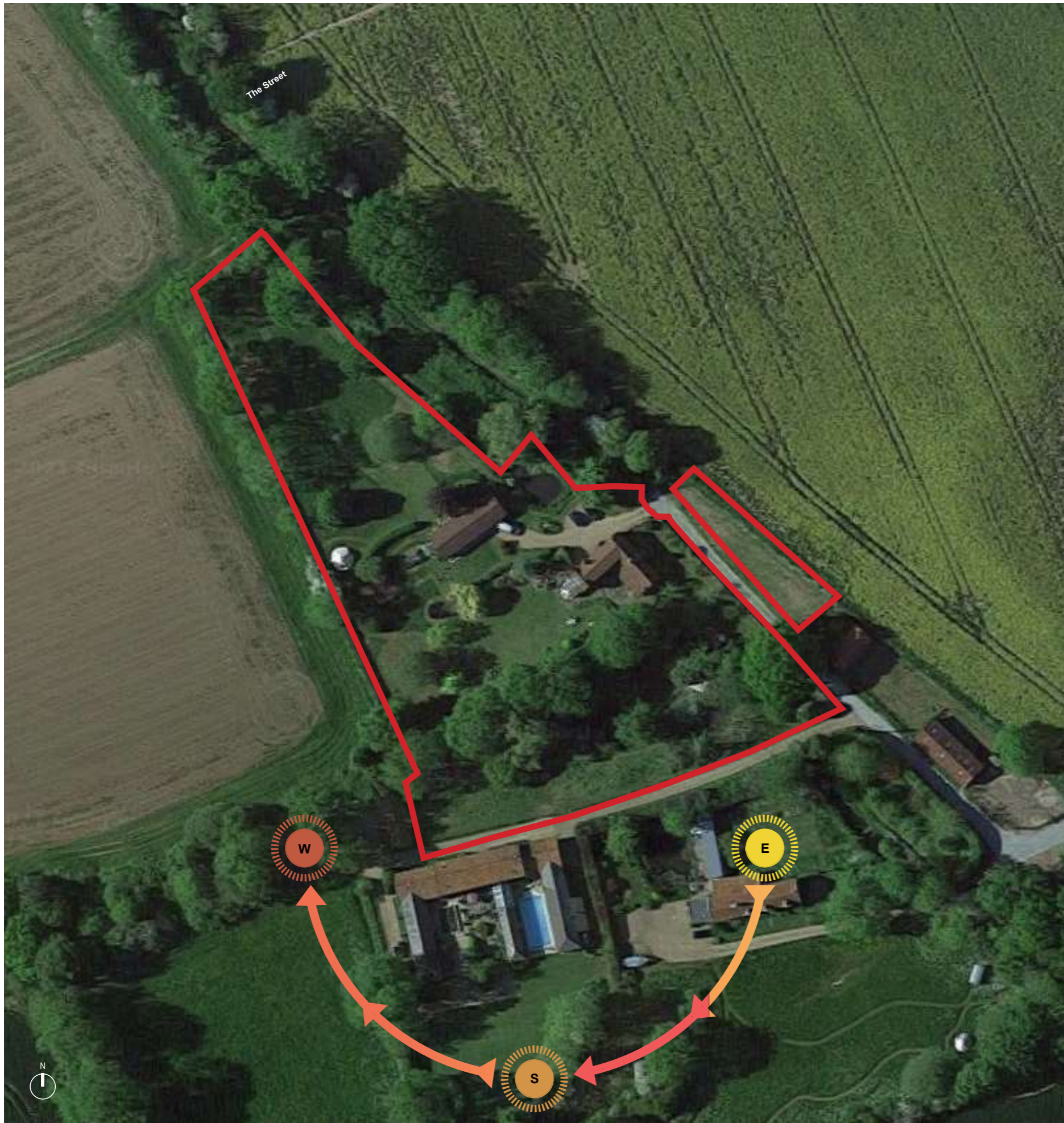
## 2.0 Site Analysis

### 2.1 Site Location

The site is located c. 1km north west of the village of Thornham Parva in Suffolk.

Locks Cottage is situated at the end of Chapel Farm Lane, an adopted no-through road serving four existing dwellings with agricultural land immediately to the north and east. The site is split into two parts by the access road.





## 2.0 Site Analysis

### 2.2 Sun Path & Aspect

The site is contained by perimeter trees and shrubs to the north, west & south but still benefits from an excellent sunpath. Prevailing winds are contained by the existing tree lines.

The existing buildings are set within the centre of the site with the nearest neighbouring properties to the south at an approximate distance of 50m.

The primary facades, to the house, are set to the east and west. The front facade gains views over the adjacent fields with the rear facades looking over the extensive rear gardens.

2.0 Site Analysis

2.3 Conservation Areas

The site is not located within a Conservation Area. The nearest Conservation Area is located to the north west (see purple area adjacent).







## 2.0 Site Analysis

### 2.4 Listed Buildings

The site (see red outline box adjacent) or its buildings are not Listed. The nearest Listed Building (identified adjacent in yellow) is:

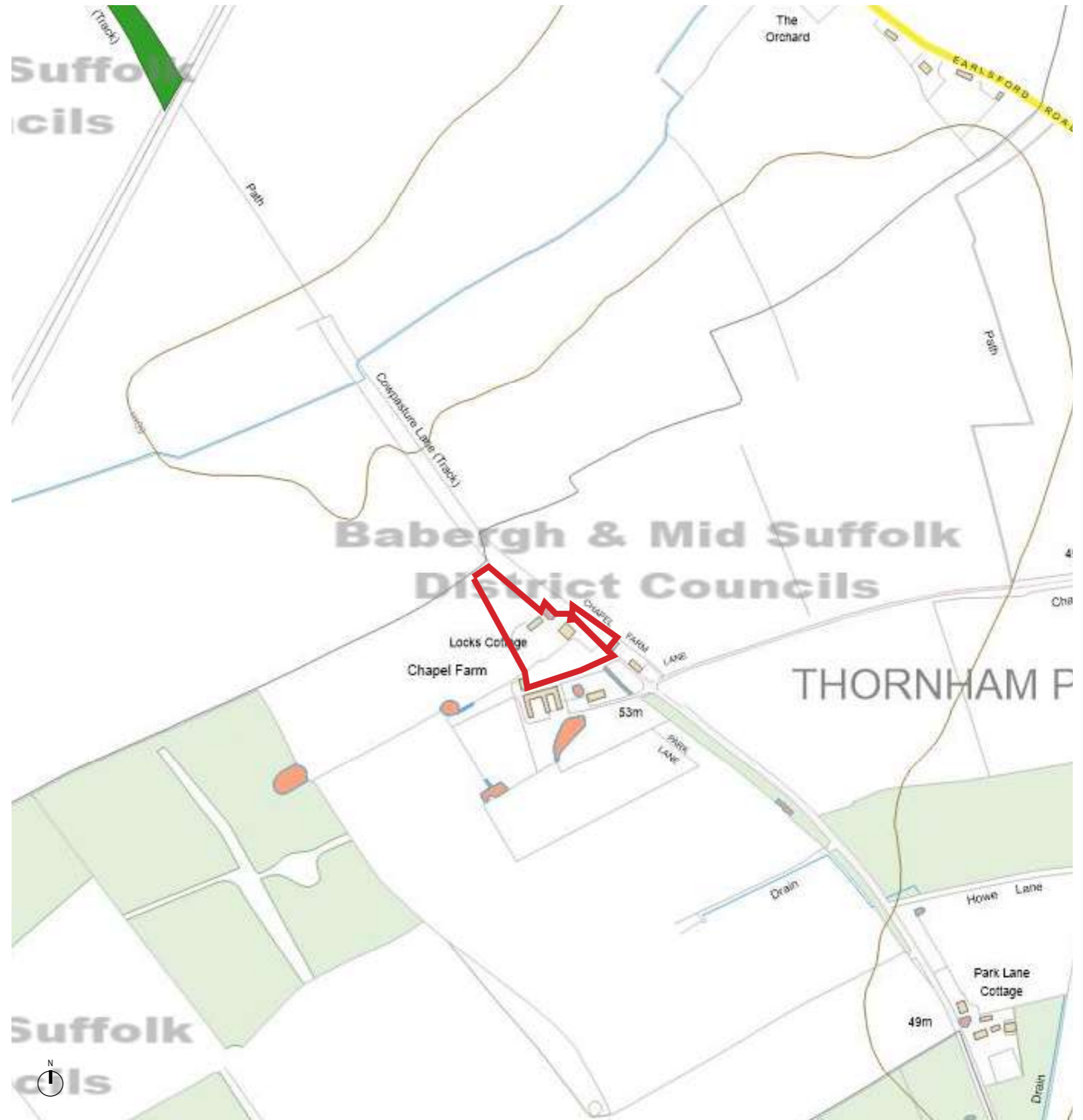
- Grade II - Chapel Farmhouse

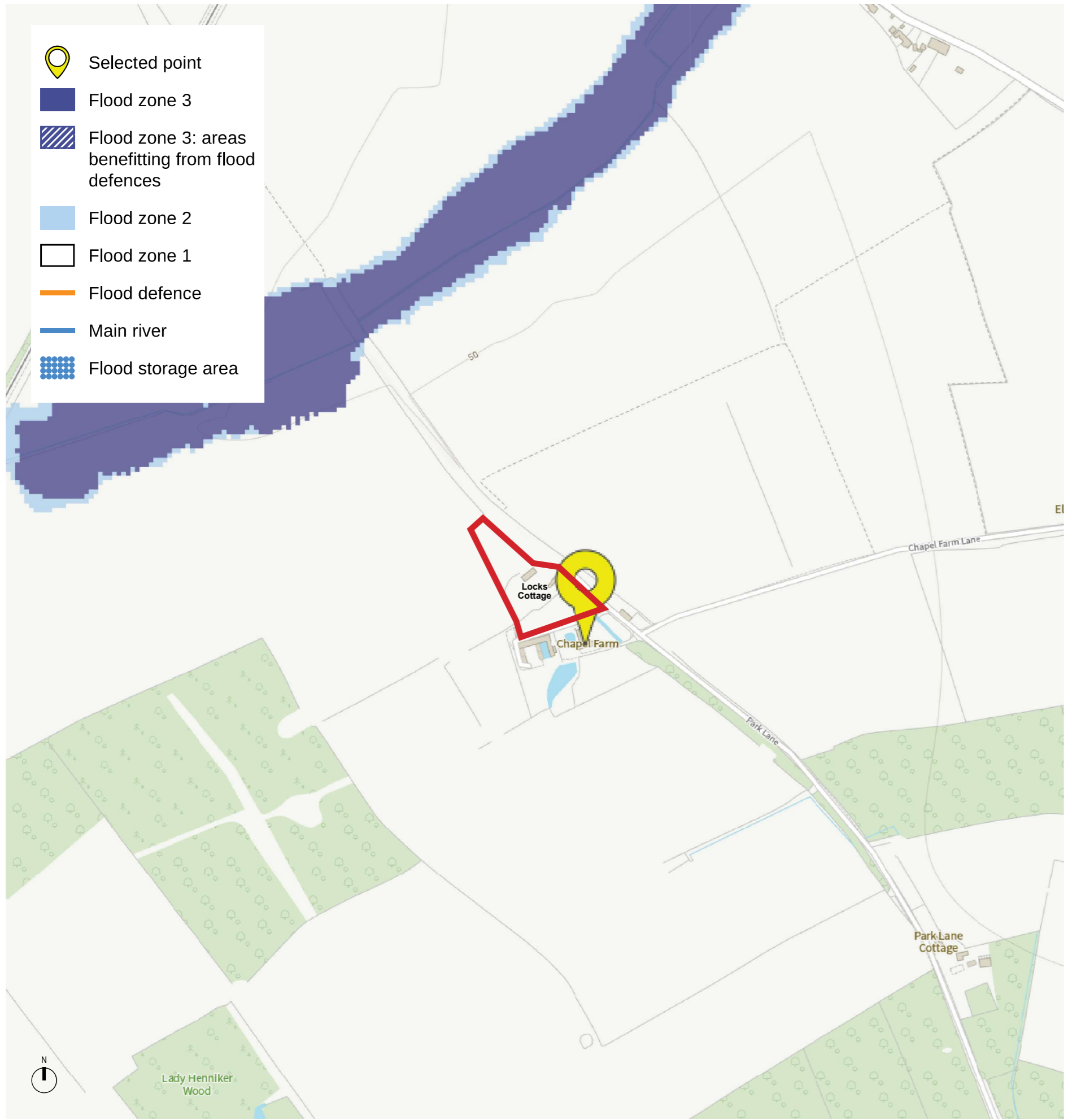
With the above property in mind, any proposals must consider its importance and its setting. The proposals take reference from existing materials, details & roof lines to enhance their setting.

2.0 Site Analysis

2.5 Tree Preservation Orders

There are no Tree Preservation Orders on site. The nearest ones are located to the north west, some distance from the site.





**2.0 Site Analysis**

2.6 Flood Zones

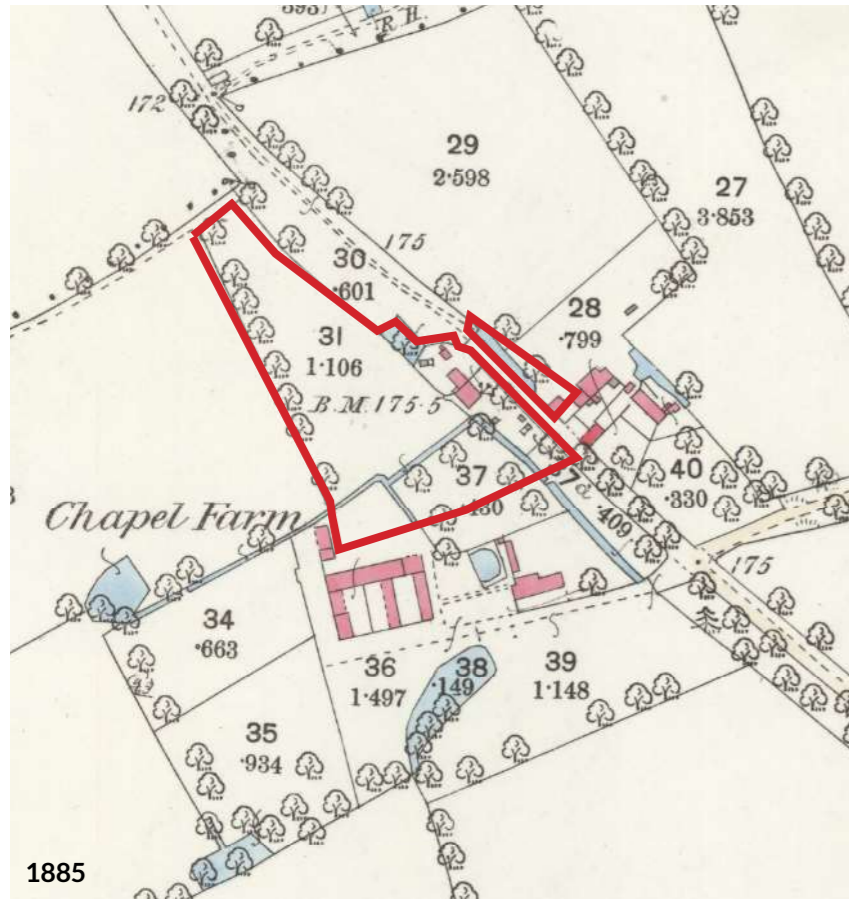
The site is not located within a flood risk zone.

2.0 Site Analysis

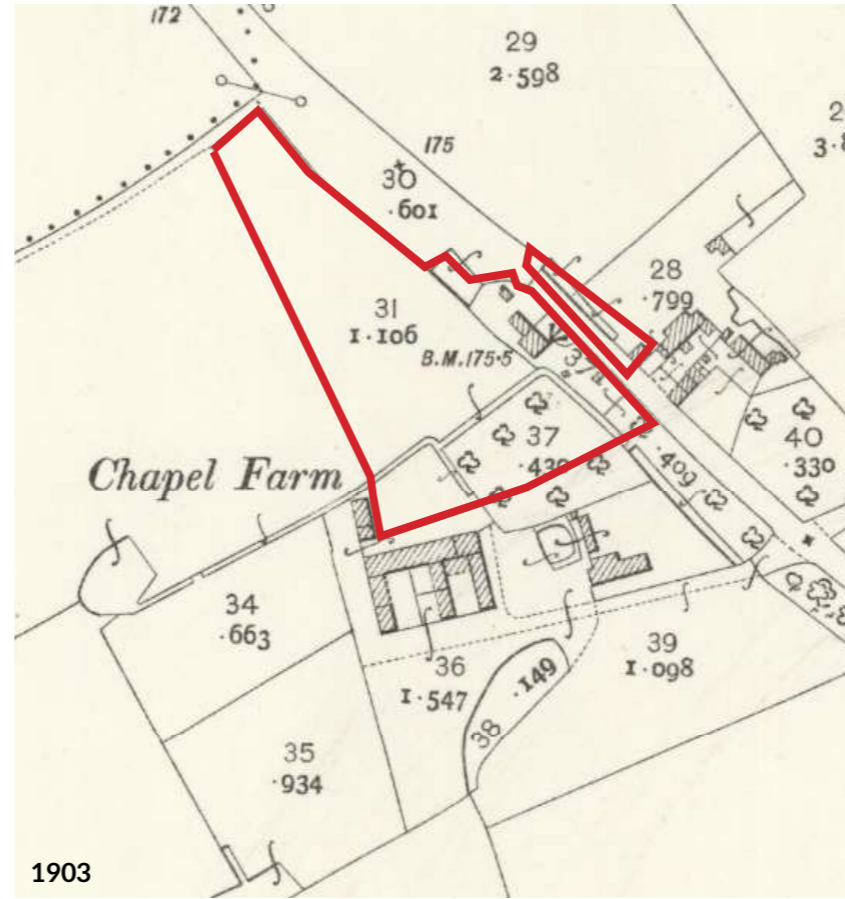
2.6 Surface Water Flood Risk

The site is not located in a surface flood risk zone.

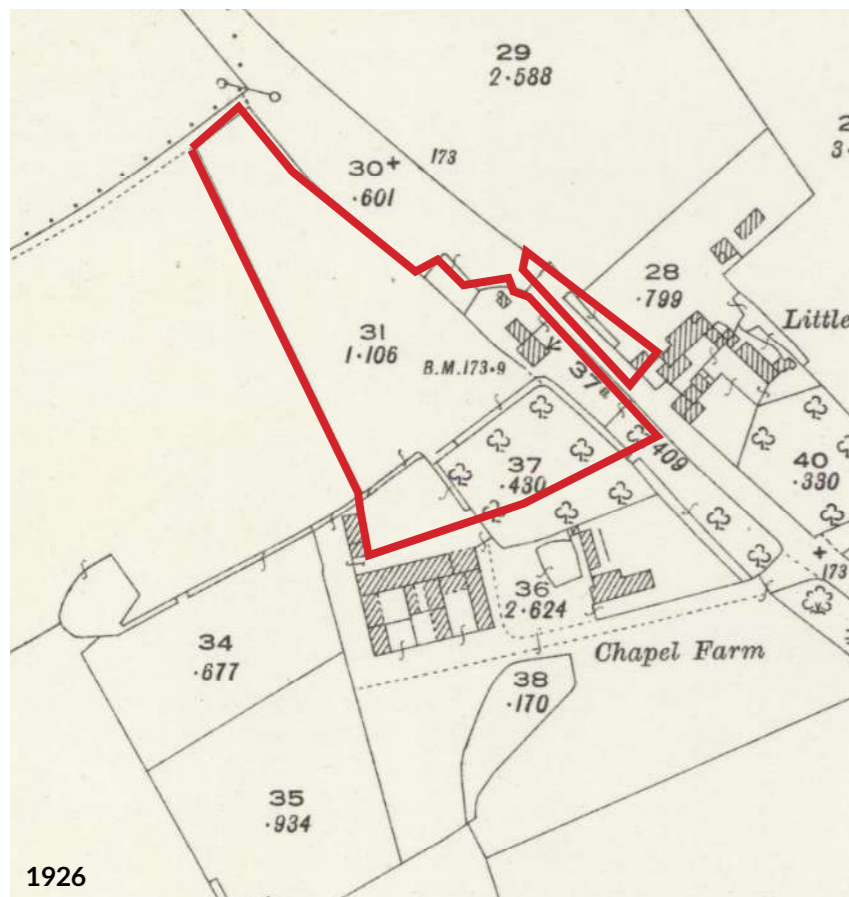




1885



1903



1926



1950

## 2.0 Site Analysis

### 2.6 Historic Mapping

Since the 1800s, the house and smaller outbuildings have been located on site. The existing workshop building appears to be a 20th c. addition but attempts to follow the materiality and details of the original house.

There was also a previous cartlodge or shed building located on the strip of site on the other side of Chapel Farm Lane.



Existing Front Elevation



Existing Street View



Existing Side Elevation



Existing Rear Elevations



Existing Rear Elevations



Existing Rear Elevations



Existing Conservatory



Existing Conservatory





Existing Office & Store (following fire damage)



Existing Office & Store (following fire damage)



Existing Office & Store (following fire damage)

3.0 Existing Buildings



NOTES:  
DO NOT SCALE FROM THIS DRAWING.  
PLEASE ALSO REFER TO THE RELEVANT STRUCTURAL AND SERVICES DRAWINGS AND SPECIFICATION INFORMATION.  
ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
© KIRBY ARCHITECTURE LIMITED



— Site Boundary

T1 - Norway Maple

Issued for planning	30/12/21	MT	A
Issued for comments	16/09/21	MT	/
Purpose of Issue	Date	Check	Rev



Malt Office Farm, The Comon, Metfield, Suffolk, IP20 0LP  
info@kirbyarchitecture.co.uk www.kirbyarchitecture.co.uk

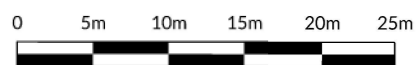
Project  
Locks Cottage  
Chapel Farm Lane, Thornham Parva  
IP23 8EX

Drawing  
Existing Block Plan

Drawn	Date	Scale
MT	Aug 21	1:500@A3

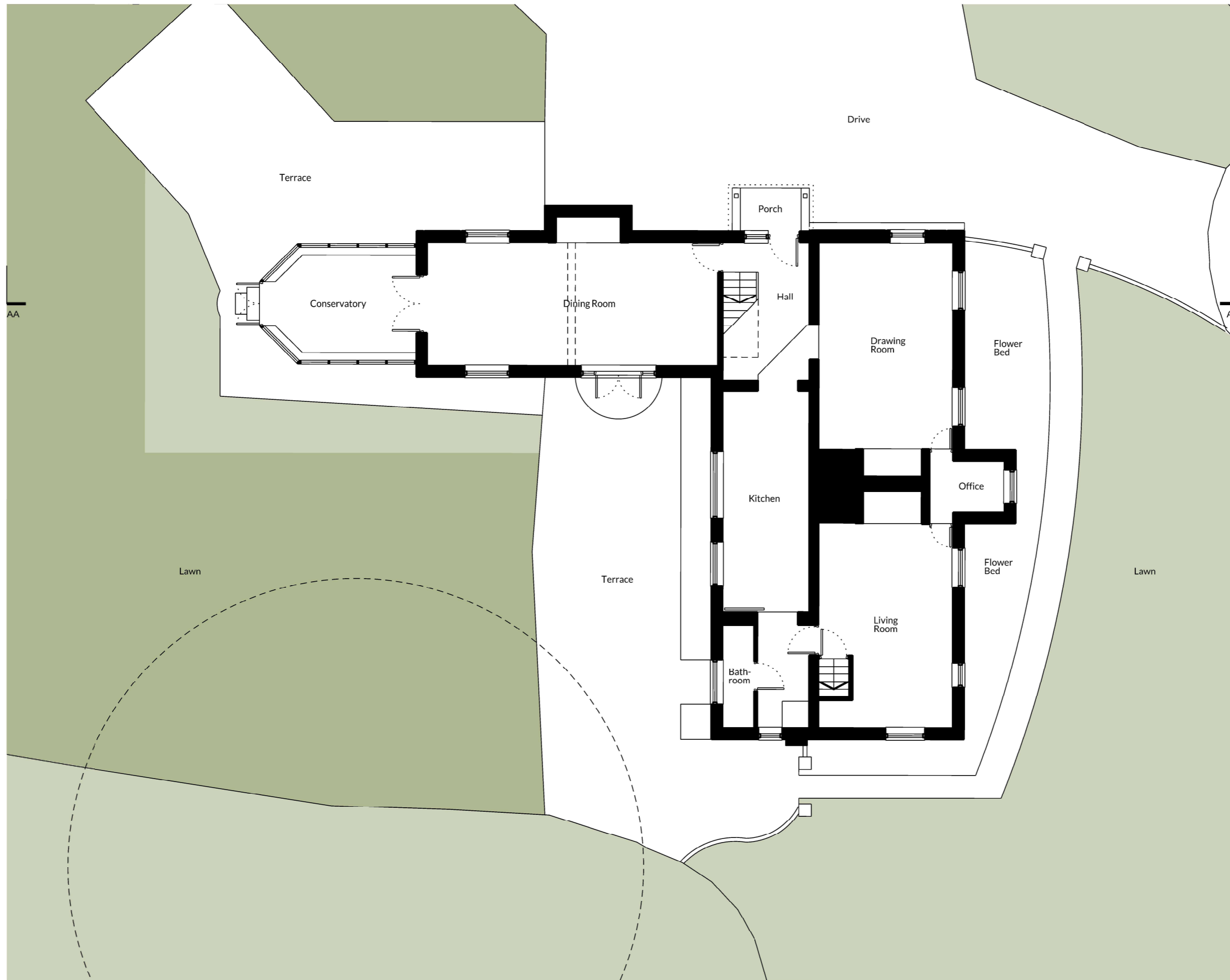
Job number	Drawing number	Revision
2108	102	A

Original Drawing Size A3



### 3.0 Existing Buildings

NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 PLEASE ALSO REFER TO THE RELEVANT STRUCTURAL AND SERVICES DRAWINGS AND SPECIFICATION INFORMATION.  
 ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
 © KIRBY ARCHITECTURE LIMITED



Issued for planning	30/12/21	MT	A
Issued for comments	16/09/21	MT	/
Purpose of Issue	Date	Check	Rev



Malt Office Farm, The Comon, Metfield, Suffolk, IP20 0LP  
 info@kirbyarchitecture.co.uk www.kirbyarchitecture.co.uk

Project  
 Locks Cottage  
 Chapel Farm Lane, Thornham Parva  
 IP23 8EX

Drawing  
 Main House  
 Existing Ground Floor Plan

Drawn	Date	Scale
MT	Aug 21	1:300@A3

Job number	Drawing number	Revision
2108	103	A

Original Drawing Size A3

