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PLACE FARM, STUSTON
DESIGN & ACCESS STATEMENT

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Issue 1

1.0 Introduction

This is design and access statement to support a change of use for barns at Place Farm, Stuston.

2.0 Existing Building & Setting

The barn is situated on a working farm in the village of Stuston with access onto Old Bury Road and the A143 both via established access points.

The barn is now redundant in terms of its agricultural use with mixed uses across the farm. The farm still retains its agricultural a use but the adjacent attached building is now a nursey school and there is adjacent residential use in the form of Place Farmhouse a grade 2 listed property.

The barn itself already has planning permission for a change of use to a public use swimming pool and gym under application DC/19/05933, this is an extant approval.

Under application DC/19/05933 there is consent for the building cladding and roofing to be changed from the existing asbestos to Kingspan cladding panels. This would match the adjacent nursery building.

Clay lump projections to the east side of the main barn are in a reasonable condition but do require repair and these are considered to be of interest to the context of the adjacent listed building.

The barn is not listed or curtilage listed, or within a conservation area.

3.0 Proposals

The proposal is to convert the existing building to commercial storage premises and offices, within the limits of the existing building subject to repairs.

3.1 Justification & Mitigation

- The barn is no longer required for its original agricultural use.
- The barn already has permission for a change of use to a more intensive use class in respect of traffic, use times and styles and impact on neighbouring amenity.
- The conversion meets the criteria of Class R Permitted Development except for the size of the barn and therefore cannot be considered purely under Class R, however the principle of change of use and development is established.
- Whilst the size is larger than the Class R the scale and number of units is proportionate to the scale of the barn.
- The aesthetic change will be beneficial to the barn as a whole, remaining in keeping with converted half of the barn (nursery school) and retaining the heritage character required for the adjacent heritage asset.
- The proposal will be beneficial for local employment and ensure a good viable use of a redundant building.
- The option for access via the A143 directly offers an improved option in terms of diverting traffic away from the village. Highways' support has already been given for change of use of this site.
- Heritage advice has been previously provided under DC/19/05933 supporting change of use and conversion subject to detailing of the heritage aspects of the barn, which can still be achieved with this proposal. The requirement was set out that the historic detailing of the eastern range of the barn be retained and this has been retained within this application and will be repaired as necessary.

- Paragraphs 81, 84 and 85 of the NPPF support the economy and in particular the growth of the rural economy and give support to industrial and commercial uses where they will further these interests.
- Saved Local Plan policy E11 allows for industrial or commercial uses within agricultural and other rural buildings subject to the building being fit for alteration and the works being sympathetic to its surroundings. Both these criteria will be met.
- The proposed conversion will provide jobs and benefit the local economy. Exact numbers of staff are not known at this stage as it will vary but any approval will promote jobs and employment.

3.2 Appearance & Materials

The clay lump heritage interest aspects part of the building will be repaired and maintained in a like for like manner. The remainder of the elevations will be upgraded as the attached nursery to provide a seamless appearance and improve the overall building aesthetic. The proposed cladding will be Kingspan's Trapezoidal Wall Panels in an anthracite grey colour.

3.3 Use

The current use is agricultural and the proposed is commercial storage and offices.

- Class B8 (storage or distribution)
- E(g)(i) Offices to carry out any operational or administrative functions
- E(c) Provision of:
 - E(c)(i) Financial services
 - E(c)(ii) Professional services (other than health or medical services)

3.4 Scale, Amount & Layout

The scale and amount of the barn will be unaltered. The layout will be as shown on the plans.

3.5 Access

There is already good access to the building and site from both the Old Bury Road and the A143 in both instances the accesses are well established and with good visibility.

The option therefore is there for both access points to be used. Both access points are established for farm traffic and therefore have good splays and visibility.

Access will be separate to that of the adjacent play barn and nursery.

The access within the village off Old Bury Road will be used for light vehicles, car and vans whilst the access of the A143 will be utilised for HGV deliveries, if these are ever required. This will keep access from large vehicles out of the village.

Parking has been provided in accordance with the SCC standards for use classes A2 (as document not updated to reflect class E use) 1 space per 20m² and B8 1 space per 150m²

3.6 Landscaping

Car Parking will be provided to the front of the building and existing hedging will be retained along with the existing fence to the nursery car park. Along which a new hedge will be planted.

3.7 Consultation

A positive pre-application process has taken place and the response form this is included within the planning documents.