

Planning, Design and Access Statement

An addition to the statement as submitted as part of application DC/21/00026

Grange Farm, Potash Lane, Wyverstone,
Stowmarket, Suffolk, IP14 4SL

March 2022

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1.0 Introduction

1.1 Location, History, Context and Policy



Site Location © Google 2020

This application proposes to convert the redundant and derelict agricultural building at Grange Farm to create a recreation space/garden play space for the residents of the Grange Farm. Currently, the barn is unused and in need of repair work to ensure the structural integrity and also useability of the space. The barn is located to the north of the main Grange Farm house and shares a boundary with Grange Farm Barn which is a separate dwelling and owner.

The farmhouse is Grade II* listed. The listing describes the property as a mid-16th Century with considerable 18th and 19th Century alterations. The barn, which forms this application, is not listed but falls under the Listed Curtilage. Grange Farm and the surrounding buildings are not visible from the public land/highway.

1.2 Use and Development Summary

The property falls under planning use class C3 as a detached dwelling. It is not intended that the development will change this.

2.0 Design and Strategy

2.1 Proposal Summary

This application specifically covers amendments to the approved application DC/21/00026:

1. The revised spiral staircase design
2. The revised layout of the WC.

2.2 Layout and Scale

The layout has been designed to ensure minimal disturbance to the barn, sympathetically retaining existing door and window positions as a nod to the buildings history. The large timber beams will be restored and strengthened to reintroduce an upper level to the space.

The main access to the barn (to the south elevation) will retain its positioning but take the form of a new bi-folding door. In order to meet current building regulation standards, the timber plank door will need to be replaced. The two other former doors to the west and north elevations will be retained externally but blocked internally to allow for insulation and boarding to be applied internally.

This application does not seek to alter the existing footprint of the barn and all works are proposed within the current extents.

The revised drawings that form part of this application address the relocated WC and the new layout along with the repositioned staircase to the mezzanine level.

2.4 Materiality

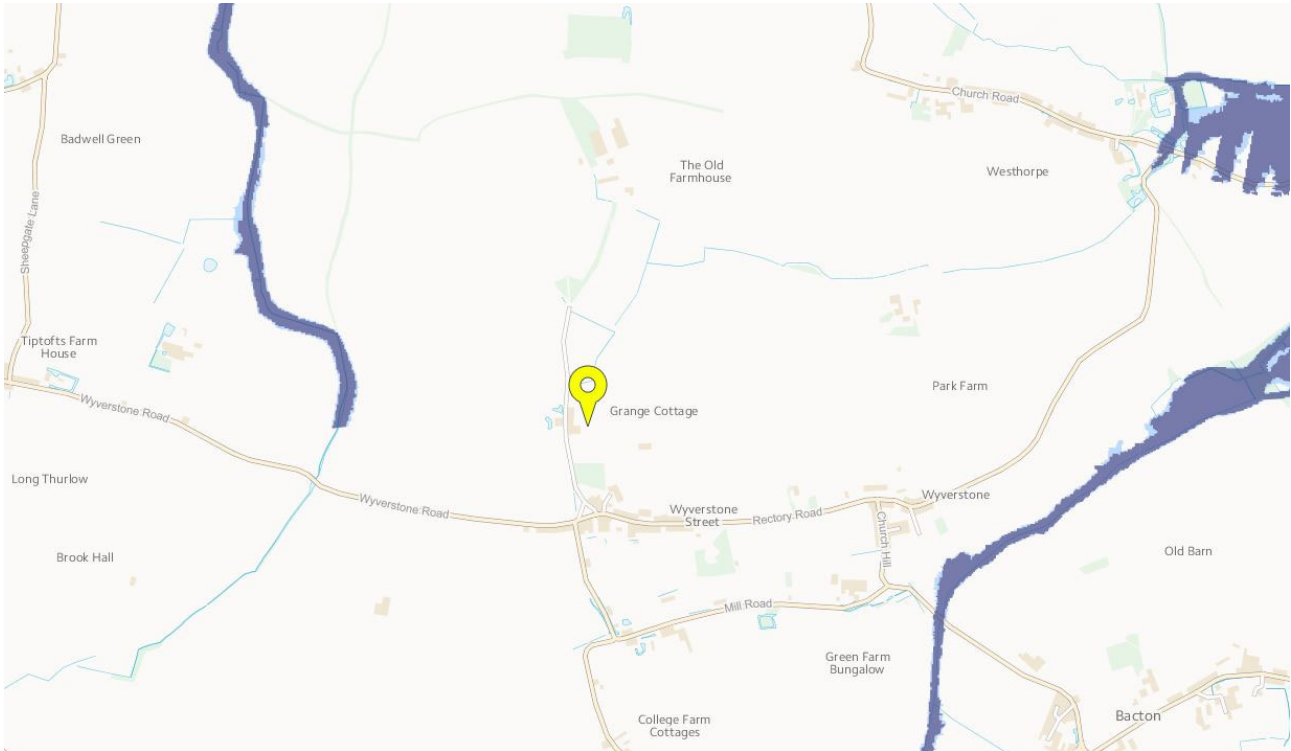
The barn is of a traditional construction with a corrugated metal roof and timber cladding face on a painted brick plinth. The proposed materials will align with this palette with black weatherboarding and black timber slats, metal roofing and the existing timber frame will remain exposed externally (as much as is possible with new insulation requirements). New doors and windows will be black aluminum which will blend with the cladding but provide a lighter-weight solution.

3.0 Access

Access to the property or barn will not be affected by the development.

4.0 Flood Risk Assessment

The proposed building is situated outside the Environment Agency's areas likely to be subject to flooding and therefore no flood protection measures would be deemed essential.



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5.0 Heritage Considerations

As already raised, the building in its current condition is in the need of significant repair works which this application and building work will seek to restore. Internally, works will be kept as minimal as possible to the existing timber framework. There are areas which require attention and leaking to the roof along with poorly considered concrete has damaged some of the structural elements beyond repair. The building has been visited by a Structural Engineer, their findings and proposals should be considered as part of this application. Where timber elements do need to be removed and replaced, this work will be undertaken with care. Elsewhere, where timber requires treatment this will be done by a specialist.

To the exterior, the building materials are also in a state of needing repair/replacement. All materials will be consistent with the existing palette and considerate of the history of the building.

6.0 Conclusion

It is felt that the proposals suitably consider the heritage of the site and respect the history of the barn itself. These works will ensure that further damage does not occur to the building and will restore an useable space into a much loved play space. We have endeavored to keep works minimal, restoring and retaining the existing structure with detailing that will bring the building up to current standards yet also allow for the framework and internal character to be visible. Overall, this will be a sympathetic conversion which celebrates the existing building yet enhances it for the years ahead.