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STOW BARN, CRIMPLESHAM  
DESIGN ASSESS STATEMENT

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February 2022  
MC/6541

Issue 1 client

Associated Documents & Drawings:  
00 Existing Location Plan & Block Plan  
01 Existing Floor Plans  
02A Existing Elevations  
03.6E Proposed Floor Plans  
04C Proposed Elevations  
05 Proposed Cross Section  
07 Proposed Site Plan

## 1.0 Introduction

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This application is for alterations, repairs, extension to existing building and the demolition of two existing lean-to extensions.

## 2.0 Existing Building & Site

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Stow Barn sits on the eastern side of 'Fincham Road' Crimplesham, with agricultural land surrounding the property.

The house itself is a detached bungalow, with a two storey element on the north side of the property, including two dormer windows. The east side of the property (rear) contains two small modern lean-to extensions, both constructed with a modern brick and painted white finish.

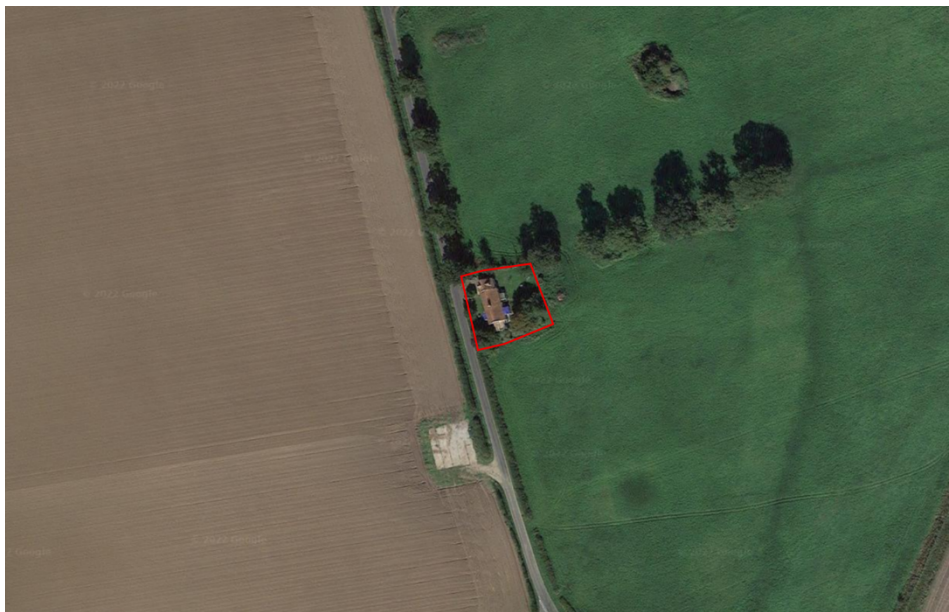
The main house is made from brick and finished in a cement render with a roof covered in clay pantiles. The south extension to the rear is also covered in clay pantile, however the other extension uses a corrugated metal finish.

## 3.0 Existing Site

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The site is currently lived in by the owners and there have been no recent past planning applications submitted for this property.

Arial view of site with approximate outline of site area in red.





Entrance to site from driveway



North side with existing two storey structure



Looking to the rear of the property towards painted brick rear lean-to extensions

## 4.0 Proposals

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The proposals involve removing two rear painted brick extensions, reordering internal layout and external window/ door locations, extending the south elevation of the property and re-locating the front entrance. Conversion half of the attic space, including one new roof light and one dormer. Repair/ renew external render.

### 4.1 Justification & Mitigation

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The proposed alterations do not extend the height of the property and therefore do not impede the views of its rural landscape. All elevations are to be made good including the repair of external rendering and timber framed windows. Attic conversion and installation of roof lights will allow for views over the surrounding landscape which are not currently visible from existing master bedroom.

### 4.2 Appearance

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These proposals will significantly tidy up this site, improving the outlook for neighbours, the south extension will largely be hidden from pedestrian view by existing boundary hedges which provide a natural screen from the street.

#### 4.3 Materials

Proposed extension to match existing clay pantile roof, extension to be of brick construction with cement render exterior painted. Painted timber framed double glazed windows to be fitted in new extension. Converted loft space materials are as shown on drawing No.05.

#### 4.4 Access

A new pedestrian path will follow around the west elevation towards the proposed new front entrance.

#### 4.5 Trees & ecology

Currently there are no trees within the area of the proposed extension or very near to the house. The proposed extension is to be built partly over the foot print of an existing element of the house which it replaces and partly on the existing garden which is typical domestic garden space, with cut lawns and some paving, consequently this will result in no loss of wildlife habitat.

#### 4.6 Conclusion

These proposals will significantly improve the appearance of this site, improving the outlook for all nearby neighbours, whilst retaining existing greenery. Converted attic will relocate and improve significantly the master bedroom space.