

# **DESIGN & ACCESS** **STATEMENT**

## **Installation of 2 windows on the West elevation** **of the building and 2 windows on the North** **elevation of the building**

**Boars Barn, Kenton Road, Bedingfield, Suffolk,**  
**IP237LH**

**For**

**Mr & Mrs Newman**

### **Introduction & Site Assessment**

Boars Barn is a converted, black cladded grade II listed barn, lying to the west corner of the parish of Bedingfield. The converted barn lies on the boundary of Kenton and Bedingfield.

The barn, dates from the 16<sup>th</sup> Century, with remodeling taking place in the 17<sup>th</sup> century and 20<sup>th</sup> century - most of which was carried out to convert the agricultural barn into a residential property. The dwelling is roofed with corrugated tin. The construction is cladded in black cladding over a traditional timber frame building. There is a modern extension added to the barn to the south of the property. The buildings are set back from the road and are behind the farm house originally associated with the barn.

The proposals put forward seek to gain Listed Building Consent to four windows in the barn, 2 to the west and 2 to the North elevations. The windows would not cause any issue of overlooking in relation to the neighboring farm house . The addition of the windows will create a much-needed source of light in a somewhat dark living space, over looked during the renovation/conversion, thus creating a more comfortable interior. The windows will sit outside the existing framework of the barn and glazing bars put in line with existing stud work in order to not alter the look of the barn from the inside. From the outside the window frame will be in keeping with

other windows installed at the south part of the extension. This means that the integrity of the original building will remain whole and no studs or other timbers will be cut during the installation process.

### **Development Plan Policy Context**

In respect of Development Plan Policy, following the formal adoption of the Mid Suffolk Core Strategy in September 2008, the application site remains within the countryside for planning purposes.

The Development Plan for the area therefore currently comprises the adopted Regional Spatial Strategy of the East of England Plan of May 2008, the Mid Suffolk Core Strategy of September 2008, together with those Policies authorised as ‘Saved’ by the Secretary of State, in exercise of the powers conferred by paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 from the former Mid Suffolk Local Plan 1998.

Whilst the Regional Spatial Strategy provides general background guidance in respect of development proposals throughout the six counties which the Government consider comprise the ‘East of England’, the more relevant guidance to the proposals now put forward is provided by the Policies of the Core Strategy and a number of the ‘Saved’ Policies of the former Mid Suffolk Local Plan of 1998.

Policies CS1 through to CS5 of the recent Core Strategy provide the most up to date guidance, albeit at a largely strategic level, to the proposals now put forward. Policy CS1 outlines the settlement hierarchy of the District, confirming that both the application site and the whole Parish of Debenhams now lie within the countryside for planning purposes, whilst Policy CS2 highlights the limited levels of development which may occur in such locations, including extensions to existing residential dwellings. Policies CS3 and CS4 outline the broad requirements for all new development to seek to reduce the overall impacts upon climate change, whilst Policy CS5 refers to the need to protect the Districts natural and built environment.

Whilst now rather aged, the saved Policies of the former Local Plan provide the most detailed guidance in respect of the development proposals now put forward. Policies GP1, GP4, CL1, HB1, HB3, HB4, H18 and T9 are considered to provide the most relevant guidance in respect of the proposals put forward.

Policy GP1 indicates the importance of achieving a good design and layout of development in all such circumstances, whilst Policy GP4 focuses upon the need to ensure a high level of energy and resource conservation measures are designed into all new development proposals. Policy CL1, in a similar vein to Policy CS5 of the Core Strategy, seeks to protect the countryside from inappropriate development.

Policies HB1, HB3 and HB4 refer to the protection, alteration and extension of Listed Buildings, requiring all such proposals to adequately respect the character, appearance and setting of the Listed Building, whilst Policy H18 provides a similar criteria-based Policy with respect to proposals for alterations and extensions to existing residential dwellings. Policy T9 focuses upon the need to provide adequate vehicular access and parking arrangements.

The following elements of this Design and Access Statement indicate how the proposals seek to comply with the overall requirements of the above Policies.

### **Involvement of External Parties**

It is understood that informal discussions regarding the general principles of the development proposed have been discussed with and informed by Planning Officers of the Local Planning Authority.

In addition, as advised by the Officers above, regard has also been paid to the requirements of Policy HE6 of Government Planning Policy Statement 5, which requires proposals which affect a 'heritage asset' to assess the potential impact of the proposals against the significance of the asset involved. This assessment has been undertaken by the applicant, and will be outlined in more detail later within this Statement.

### **Evaluation of Site Assessment**

The overall topographical, landscape and built features of the site (as indicated in the Site Assessment), together with the applicants' practical requirements, and the guidance provided by the above-mentioned external parties, have formed the basis for the amount, layout & location, scale, visual appearance and landscaping of the development proposed. These are now outlined in more detail below.

### **Use & Amount of Development**

The proposals put forward seek to allow Listed Building Consent to be sought to install four hard wood timber framed, double glazed windows.

### **Layout & Location**

Whilst commensurate with practical requirements, this has also been informed by the existing physical form, characteristics and constraints of the existing Grade II Listed dwelling house, together with the other built and natural features within and around the application site and the guidance provided by both the above mentioned Development Plan Policies and external parties.

As a result of the proposed, the listed building will be altered but the impact the windows would have on the original features of the listed property are minimal and all due care and attention will be taken in preserving the intrinsic value of the original structure and appearance of the building. We have sought to ensure that the historic integrity of the building is not unduly compromised, thus ensuring limited aesthetic change to the building and no structural change to the original Listed building.

### **Scale of Development**

The scale of the development proposed, as outlined above, is again designed specifically to respect the character and integrity of the existing historic building.

As such, the overall scale of built form in this location will remain in full accordance with the key requirements of Development Plan Policy.

### **Visual Appearance**

The proposed windows have been chosen to fully complement and respect the historic integrity of the barn. Currently the interior of the barn is plaster boarded (2005's remodeling) between timbers. The aperture created for the windows will not cut into the original studs, framework or any of the supporting timbers or integral beams - structural or decorative.

It is therefore considered that the proposed alteration would preserve the overall important historic and visual character and appearance of the building, as required by the aforementioned Development Plan Policies.



**External view of Barn showing North Elevation**



**External view of Barn showing West Elevation**





Internal view of barn South West elevation



**Internal view of barn North West and North elevations**





**Internal view of barn showing North elevation**