



DESIGN, ACCESS & HERITAGE STATEMENT

Proposal

**Conversion of curtilage listed barns (*part converted*)
to form 2no. holiday lets and associated works,
utilising existing vehicular access to Glemsford Road.
(Variation to that approved under DC/20/03434/FUL & DC/20/03439/LBC)**

Site

Barn at Tricketts Hall (G.II)
Glemsford Road, Boxted, IP29 4LJ
(Agricultural Holding No. 38/469/0011)

Applicant

For: Mr & Mrs Willemsen

Date

April 2022

INDEX

1. INTRODUCTION

2. SITE PLANNING HISTORY

3. THE SITE & IT'S SURROUNDINGS

4. ACCESS / HIGHWAY ISSUES

5. THE DESIGN SOLUTION

6. OTHER CONSIDERATIONS

7. CONCLUSION

1. INTRODUCTION

- 1.1) This **design & access statement** has been prepared to accord with the requirements of Article 4C of the Town & Country General Development Procedure Order 1995, as amended, together with Section 3 of the DCLG Circular 01/06.
- 1.2) It is required for validation as this is a FULL / LBC planning application. The proposal building is a curtilage listed outbuilding to a G.II listed asset (*Trucketts Hall*). It is not within a Conservation Area. The aim of this statement is to demonstrate in detail why it is considered that this application is appropriate and worthy of planning permission, taking fullest account of its siting, context and policy constraints.
- 1.3) The proposal is for the conversion of the existing structure to form 2 no. (high specification) holiday lets (1no. 1 bedroom and 1 no. flexible / 2 bedroom) utilising the existing vehicular access.
- 1.4) No buildings are to be demolished, relocated or extended outside of the current footprint of the building.
- 1.5) This DAS is to be read strictly in conjunction with the attached documents: Ecology Report; Structural report, Historic Impact Assessment.
- 1.6) This proposal closely follows the approved scheme (extant) under planning ref: DC/20/03434/FUL & DC/20/03439 (approved 6th Nov. 2020). This scheme has yet to commence principally due to the effects of the Covid pandemic but could be commenced (*subject to compliance with conditions therein*) until Nov. 2023.

2) SITE PLANNING HISTORY

- 2.1) See attached LPA property search for full history.
- 2.2) See *Historic England* listing attached.
- 2.3) No specific additional 'pre-app' was undertaken in this instance as scheme herein is a minor variation only of the originally permitted development in Nov. 2020. As the scheme is considered most similar to that previously approved in Nov. 2020 under DC/20/03434/FUL & DC/20/03439/LBC.
- 2.4) Given the time elapsed since the grant of permission for the above the applicants now seek minor amendment of that proposal to provide a more flexible range of accommodation offered.

3) THE SITE & ITS SURROUNDINGS.

- 3.1) The site appears within the curtilage of the impressive G.II listed Trucketts Hall. Located approximately 2m from the centre of the core village of Glemsford the site is surrounded by the villages of Boxted, Stanstead, Glemsford, Cavendish, Clare, Hartest, Hawkedon etc. It comprises of the host dwelling (Trucketts Hall) and a number of curtilage listed and late C20 agricultural buildings. The site is quite elevated and therefore enjoys wonderful views, especially to the south over undulating and attractive open countryside.
- 3.2) The agricultural holding consists of some 340 hectares and has been in the applicant's family ownership since 1978. It is not within a defined settlement boundary and the site is not within a designated conservation area.
- 3.3) The site appears directly adjacent (north) of the public highway (Glemsford Road) and is surrounded by hedgerows, trees and attractive red brick walling to the street and within the site.

- 3.4) The pattern of development in the locality is loose knit and of farmstead clusters. However the general character is one of verdant country lanes and attractive open countryside/ vistas.
- 3.5) The site of the proposal (barn for conversion) has a large vehicular access (there are separate access points to the principle house, land and barn). Of the barn itself much of the early original fabric has been lost over time and similarly the site has been 'paved' with concrete hard-standings and much development from the latter half of the C20 has taken place to serve the working arable farm.
- 3.6) The site remains as a working farm with the applicants and one further full-time employee. However diversification remains a key necessity to the viability of the business, *especially so given recent on-going global events such as Brexit, Covid and war in Europe.*
- 3.7) The applicants are the owners of the farm business and owner/ occupiers of Trucketts Hall.
- 3.8) The attached two-storey element of the farmstead range has already been converted by the applicants and this includes a small swimming pool, facilities and ancillary accommodation.
- 3.9) This proposal seeks to convert the attached range of under-used single-storey barns and associated cart-lodge into a stunning development of generous holiday lets - constructed to a very high specification and within this wonderful setting. It is considered that it shall be an asset to the local community and tourism within the wider district whilst wholly respectful to the fabric, character and setting of the listed asset and its curtilage buildings which of course contribute to its character and setting.

- 3.10) In addition the site shall be substantially enhanced in terms of its ecological benefit to the locality with much native hedgerow and tree planting and improvements to the natural pond feature, whilst simultaneously protecting and enhancing the setting of the G.II listed house in a most appropriate form.

4.0 ACCESS / HIGHWAYS.

- 4.1) The site is located to the north of Glemsford Road, a quiet public highway approximately 2 miles from Glemsford village.
- 4.2) Glemsford has an excellent range of services and amenities suited to holiday let use. The large villages of Long Melford and Lavenham and surrounding towns of Sudbury and Bury St Edmunds are relatively close at hand. Sudbury having rail-connections to London. The A14 at Bury is relatively close.
- 4.3) There appears to be no history of incidents / accidents at location of the site in the last 23 years according to CRASHMAP data (see attached).
- 4.4) The site is currently accessed from the public highway via a large *shared concrete* access within the ownership of the applicant for the extent of the site. Separate access points are also available to the host / farmyard.
- 4.5) No additional alteration of the access is proposed as part of this application. However it shall be resurfaced for aesthetic purposes using bound resin pea-grit for the first 6m with new drainage channel discharging to adjacent soakaway to prevent the discharge of surface water onto the highway.

- 4.6) Parking already exists for many cars around the site. The existing area for turning and parking is to be utilised with 3 no. covered parking bays allocated to the two holiday lets. Existing machine storage within the existing (curtilage listed) barn is to remain.
- 4.7) The holiday lets shall have level access front and rear and be level internally throughout as far as is possible with internal ramps provided. They shall have wider doorways, circulation routes and accessible switches, sockets etc.
- 4.8) The bin store / bin presentation points (as currently exist on site) are shown on the site plan.
- 4.9) The site is adequately serviced (water supply / electric supply / BT).
- 4.10) An EVCP shall be provided for the holiday let guests.

5.0 THE DESIGN SOLUTION

- 5.1) *Refer to drawings 20/64/01-12 for design proposals and refer to existing survey drawings / heritage section for further assessment / discussions.*

The essence of the proposal is to carefully convert and utilise the existing fabric in a respectful way that seeks to protect and express the intrinsic beauty in these simple buildings and their contribution to the setting of the G.II listed asset Trucketts Hall.

- 5.2) The starting point therefore for the resolution of this proposal was to ensure that the setting and character of Trucketts Hall was enhanced and reinforced not eroded by inappropriate additional development. Retention of the barns in their current form without additional extension or demolition was integral to this.

- 5.3) Externally, aside from some minor additional hedgerow and tree planting the landscaping around the barn is to remain virtually intact ensuring the character and setting are retained and that the barn remains readily associated with the host and not severed from it.
- 5.4) The existing barn structure shall be carefully assessed and stripped / repaired only where necessary (see drawings). Existing openings shall be used wherever possible and new openings shall be minimal and appropriate to the simplicity of the building / accord with the adjacent previously *converted two-storey range*.
- 5.5) New works (timbers) shall be date stamped and new materials shall be appropriate to context and match precisely with existing where relevant.
- 5.6) Locally, concrete hard-standings are to be removed or masked with pea-grit and modern / incongruous accretions / mid-late C20 fencing and structures removed.
- 5.7) The proposal includes for minor infilling of existing cart-bays however severance of cart bays has already occurred and sufficient open-bays remain to minimise any harm in this regard. These cart-lodge bays are to become the parking for the holiday lets to ensure cars are kept out of sight and thus avoid urbanisation of the immediate locality / site.
- 5.8) Materials are / shall be Welsh slate over feather-edged matt-black horizontally applied boarding and red facing brickwork (bond / mortar to match existing). Joinery is also to be matt-black softwood (profiles to match existing) retaining the newly converted barns traditional and simple *rural* aesthetic.

- 5.9) Internally, the accommodation seeks to retain its 'barn-like' character in its layout of large volumes and high vaulted spaces. It shall be light-filled and welcoming with extensive glazing (suggesting open cart-bays from longer vistas) to the south - protecting from over-heating by over-sailing eaves (see plans).
- 5.10) A range of accommodation is proposed in that one of the holiday lets is a one-bed and one is a two-bed version to cater for singles, couples or small families. Additional sanitary facilities are also proposed to enable larger family gatherings and more flexible use of the party barn thereof. Both enjoy easy parking, level access and an area of south facing amenity to take advantage of the views from behind a beautiful red brick wall.
- 5.11) Internally the interior decor / furnishings may be as contemporary or traditional as the applicant shall prefer with exposed original features.
- 5.12) The site is reasonably level across both axis and accordingly the 'lets shall continue to sit comfortably within their established landscape setting.
- 5.13) Local fauna and flora shall benefit greatly from this proposal in that it shall provide a much enhanced natural landscape and habitat potential.
- 5.14) The holiday lets shall be at the high-end specification/ rental market with a truly luxurious and peaceful getaway envisaged. However its proximity to services and larger towns means it is by no means isolated.
- 5.15) The 'lets shall be generously proportioned, single-storey and accessible with open plan sitting room and kitchen / dining space, amenity and off-street parking. It is therefore considered appropriate and harmonious with the host (G.II) building and within the context of the locality.
- 5.16) The setting of the nearby G.II listed building is to be enhanced given the most limited works to the

appearance of the building, clearance of inappropriate structures and detritus, improved surface treatments and soft and hard-landscaping improvements.

6. OTHER CONSIDERATIONS

- 6.1) **FOUL WATER:** To new PPTP.
- 6.2) **SURFACE WATER:** Storage for re-use (butts) and soakaways / pond
- 6.3) **NEIGHBOURING AMENITY:** The proposed use will have negligible impact on any neighbouring amenity or privacy as holiday lets use and given the orientation / juxtaposition of the various buildings, protect the amenity of the host dwelling.
- 6.4) **ARBORICULTURAL / ECOLOGY IMPACT:**
See Ecology Report attached.
- 6.5) **LANDSCAPING:**
Minimal proposed, minor improvements to surfacing and hedging provision.
- 6.6) **LISTED BUILDING / HERITAGE STATEMENT:**

Conversion of this barn was considered acceptable under DC/20/03434/FUL & DC/20/03439 respectfully in November 2020. This scheme could be implemented without permission being required (*subject to approval of conditions*) until November 2023.

A brief schedule of works is identified on Drawing No. 20/64/09.

Trucketts Hall (Host Dwelling) is listed under entry number 1194317 (10/01/1953. Its description is as follows (also see attached listing):

Boxted 1.5377 Trucketts Hall TL 85SW 3/ 64 10.1.53. II

2. A C16-C17 timber framed and plastered house with cross wings at the north-west and south-east ends. 2 storeys. 1:3:1 window range, double-hung sashes with glazing bars. At either end of the house and at the rear there are good chimney stacks with octagonal shafts and modern capping.

Listing NGR: TL8114550050

The main issues of heritage concern relate to the impact of the proposal on the significance of the Hall.

When *supporting* the previous proposal under DC/20/03439/LBC the LPA's heritage officer stated that "*..the heritage assets would not in this case be affected to ANY extent that would warrant refusal of the application*".

It is considered therefore that as this scheme is merely a minor variation of the original proposal as approved that it remains compliant with the requirements of s.66(1) of the Listed Building Act 1990 and is of no demonstrable harm to the setting or character of the listed asset, Trucketts Hall.

- 6.7) **FLOODING:** The site is not at risk of flooding as expressed on the Environment Agency data-base (copies enclosed).
- 6.8) **CONTAMINATION:** None known or suspected. An Enviro-search report has been attached to this proposal (PASSED) as previously approved and nothing has changed on site (same owner/ applicant) since previous approval under DC/20/03434).
- 6.9) **SUSTAINABILITY:** The location (very close to Glemsford) is considered well-suited the proposed use. Furthermore its relatively 'central' location to surrounding Suffolk villages and attractions make it well placed to be a most desirable location for tourism.

The conversion shall be undertaken to the highest standards and achieve in excess of that required under current building regulations. It shall likely specify ASHP, EVCP in addition to a high specification in its construction materials.

The accommodation has been designed with glazing orientated to capture solar gain without overheating and shall be fitted with an electric vehicle charging point for cars, bikes and mobility scooters, be *fully* accessible with a 'future-proof' internal layout. It shall re-use reclaimed materials from the site wherever possible.

- 6.10) **STRUCTURAL IMPLICATIONS:**
See Structural Engineers report attached.
- 6.11) **PLANNING STATEMENT / POLICY ISSUES:**

In summary, it is considered that this proposal accords with the NPPF and relevant policies against which it is to be assessed.

Such policies consisting principally of NPPF (Para 79, 83) and Local Policies CR04, CS01, CS15, CS17, CN01, CN06, CR19, TP15

- 6.12) **TIME RESTRICTIONS ON HOLIDAY LET:**

Condition 11 & 12 of previously approved DC/20/03434/FUL stated that the units shall not be occupied except for holiday purposes, that no person shall occupy the units for more than 28 consecutive days or re-occupy them within 28 days from their most recent stay and that they must be run only in connection with Tricketts Hall and not separately from the owners of Tricketts Hall and its farmyard. These stipulations remain reasonable and acceptable to the applicants.

7. CONCLUSION

It is considered therefore that the proposal now before you, *when judged on its merits*, will be of neutral or *positive* impact upon the site and wider locality and of no demonstrable harm as compared with that approved under DC/20/03434/FUL & DC/20/03439/LBC).

It shall deliver an appropriate, bespoke and accessible proposal of the highest quality and makes best use of an existing redundant (partly converted) farmstead building, protecting it for the long term and improving the viability of the agricultural holding itself.

The proposal fulfils *and in our opinion exceeds* the criteria as set by the relevant policies and guidance against which it is to be assessed.

We respectfully request therefore that your Authority be minded to approve this application.

End.