

PLANNING, DESIGN AND ACCESS STATEMENT



Proposal:

Conversion and Extension to Existing Outbuilding to Provide Ancillary Accommodation Including Demolition of Existing Double Garage and Erection of New Cart Lodge Garage

Site Location:

Hollowdene Farm, 149 High Road, Needham, Harleston, IP20 9LG

Prepared by ALA Ltd

ALA project reference: H004

Date: June 2022

Issue: Planning



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1 Introduction

On behalf of the applicant and land owner, ALA Ltd submit a planning for the conversion and extension to an existing outbuilding within the curtilage of Hollowdene Farm. The proposed use of the building will be for ancillary accommodation providing a multifunction use space which includes an annexe and home office / studio for the applicant to enjoy with the principal host dwelling known as Hollowdene Farm. The proposals also include a new cart lodge garage which will replace an existing double garage block to be demolished.

The application is supported by:

- Completed application form;
- Site location plan
- Existing plans, elevations and block plan
- Proposed plans, elevations and block plan;
- Ecology report;
- Planning & Heritage statement.
- Completed CIL form.

2 Site and Context

The site is located to the southern edge of Needham and is the first property along High Road as you approach the village from Brockdish. The A143 is located approximately 0.5km to the north and the closest town is Harleston which is located approximately 2.8km northeast of the site.

The property can be accessed off High Road towards the south east and is occupied by a Grade II listed property known as Hollowdene Farm which sits in approximately 5 acres of land. The outbuilding which is subject to conversion is located to the west of the main farmhouse and is positioned along the frontage of High Road.

There are residential properties immediately to the north known as 145 & 147 High Road which are also GII listed. Agricultural fields surround the site to the east, south and west along with the River Waveney to the south east.

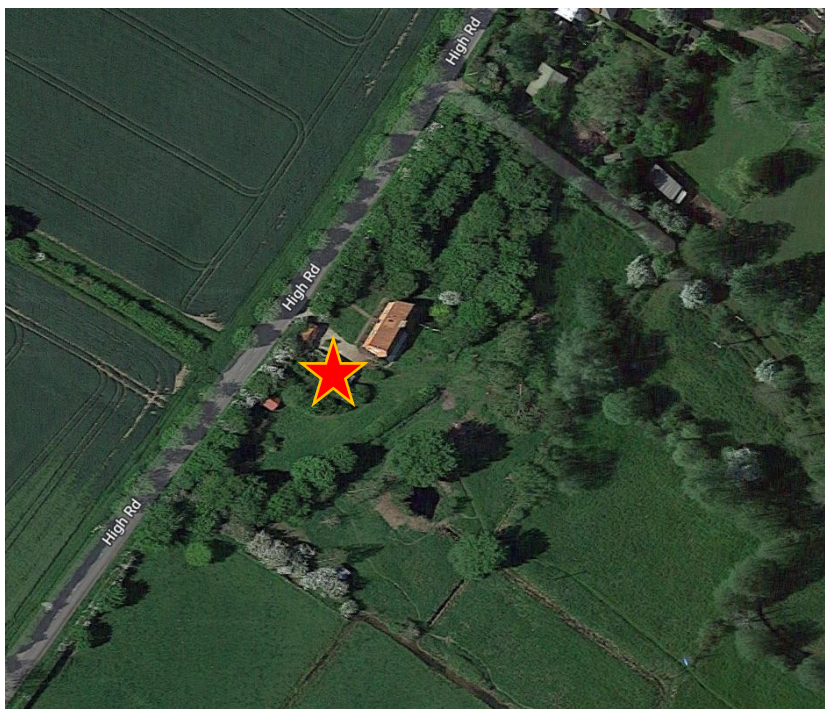


Figure 1 – Site Context Plan (Google Maps)

3 Previous Planning History

2022/0514 New attic bathroom with internal timber panelling and external waste pipe, remove existing first floor and install new external pipework, repaint house – Approved

2021/1877 Replacement front door and frame – Approved

2020/2178 Replacement of two windows to side of property – Approved

2006/2346 & 2006/2347 Demolition of conservatory and erection of new conservatory – Approved

2004/2788 Proposed insertion of 4No. Velux roof windows – Approved

1999/1479 & 199/1478 Demolition of two small rear extension, minor alterations to rear envelope and the erection of a single storey extension to rear of dwelling – Approved

4 Proposals

The application seeks to convert and extend the existing barn which is a former stable block located to the west of the main farmhouse. The building former use was clearly agricultural however it's current use is for domestic storage in relation to the host dwelling.

The existing construction is mixture of original clay lump and modern painted concrete blockwork. The timber roof structure is duo-pitched over the body of the barn with two tie beams along the length which are fixed to the wall plates at eaves level. The tie beam to the south has partially collapsed and therefore weakening the main roof structure. Several missing pantiles and the lack of any roofing felt has contributed to water and vegetation ingress into the building over time (refer to figure 2).



Figure 2 – Collapse to roof structure and missing tiles

The applicants are both well-established professionals within the media industry and since the pandemic have been successfully working remotely from home. The proposals have therefore been designed to suit the requirements of the applicants to provide them with a multi-functional space

which can be enjoyed within the same curtilage but away from the day to day activities of the host dwelling.

The conversion element provides a bedroom / study area and a bathroom. Existing openings have been retained and used as windows / doors which overlook the existing courtyard area to the east. The patio doors leading from the bedroom / study have been located to the existing door opening which has been increased slightly to maximise the natural light entering this space. The construction of this wall to be removed is modern concrete blockwork. The existing south end wall is to be removed to allow access and an open plan design to the south east extension. The wall to be removed is a mixture of original clay lump and modern concrete blockwork and therefore we feel its removal is negligible in this instance with the main historic fabric being retained to the north west wall which runs alongside High Road.

The extension to the barn provides the applicant with further studio / living space and a general tea point. New openings are provided to the existing courtyard area and to the south facing side and rear garden. No new openings are proposed to the front of the barn which face High Road and the ridge height is to match the existing.

A further extension to the south east provides a double cart lodge garage which is attached to the annexe and can be accessed internally from the living area / studio. The ridge height of the garage exceeds the annexe due to an increase in roof pitch by 5 degrees, however it still provides a single storey structure and is located a good distance from both the main road and host dwelling.

The existing double garage on site is to be demolished as part of the proposals (figure 3). The garage is a modern structure constructed of blockwork (painted) and a metal sheet lean to roof and is located centrally within the existing driveway which helps to enclose the existing courtyard area to the barn. Its removal will vastly improve the vehicle turning and parking opportunities on site which is impeded due to its current position. The proposals will therefore provide the applicants with a more in keeping traditional garage and removes a detritus structure which has no adverse impacts and arguable improves the overall character and appearance of the site and impact on the listed building.



Figure 3 – Double garage to be demolished

5 Planning Legislation and Policy Legislation

Town and County Planning Act 1990 (As Amended)

Planning and Compulsory Purchase Act 2004

National Planning Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Local Planning Policy

Joint Core Strategy

- Policy 2 - Promoting Good Design

South Norfolk Local Plan

- DM3.7 - Residential Annexes
- DM3.8 - Design Principles
- DM3.12 - Provision of Vehicle Parking
- DM3.13 - Amenity, noise and quality of life

6 Assessment

The key issues relating to this application are:

- Principle of Development
- Character and Appearance Impact
- Heritage Implications
- Amenity Impacts
- Access and Highway Safety
- Ecology and Arboricultural Implications
- Other Material Considerations

7 Principle of Development

With regards to the conversion of the existing outbuilding to form the annexe to the listed farmhouse, the proposals are considered to respond favourable to policy DM3.7 given the close relationship and sympathetic design approach taken. It provides accommodation that can be continued to be used as part of the main host dwelling with creating an independent unit in the future. The applicants are happy to accept a suitable worded condition regarding this if deemed necessary by the local planning authority.

The provision of a new garage would also be considered acceptable due to the fact it is replacing an existing garage which is more in keeping with the design and characteristics of the listed property and surrounding area.

8 Character and Appearance

The submitted plans demonstrate how the barn utilises and extends the existing building form to create a layout which is sympathetic with the character and grain of the site.

The proposed layout respects and enhances the agricultural characteristics of the existing building and overall emphasises the traditional shape and form of the barn to recreate a central courtyard area which pays homage to the buildings historic agricultural form as demonstrated in figures 6 - 9 below. These images show the original barn having two projecting wings to each end of the building until around 1957 when we see the northern part demolished. It is unknown when the southern wing was later demolished.

The scheme includes the provision of a new curved brickwork wall to enclose the courtyard area and shape the new driveway and parking arrangement for the property following the demolition of the existing garage. Personnel gates are provided adjacent to the main site entrance and the new cart lodge position which provides clear routes to and from the main host dwelling.

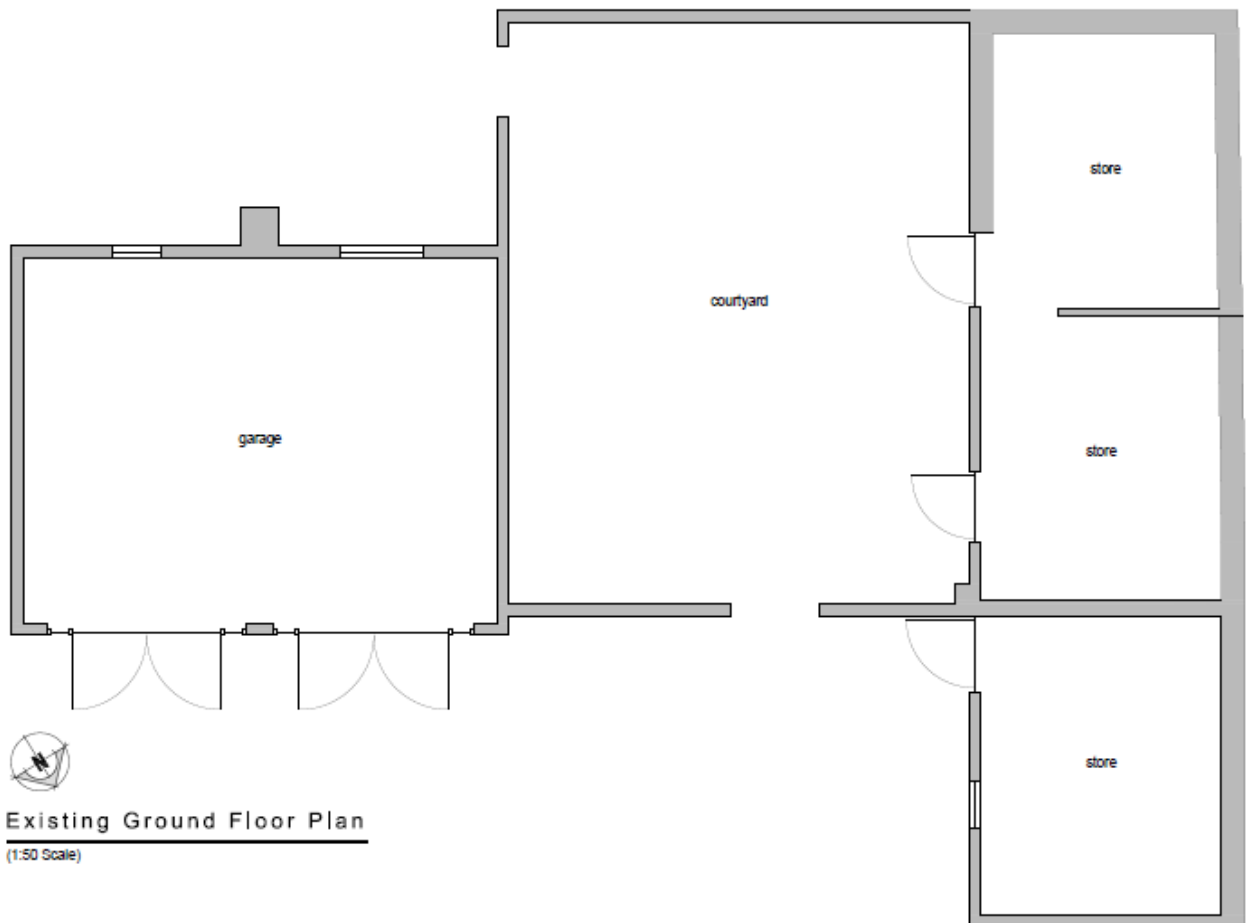


Figure 4 – Existing Floor Plan

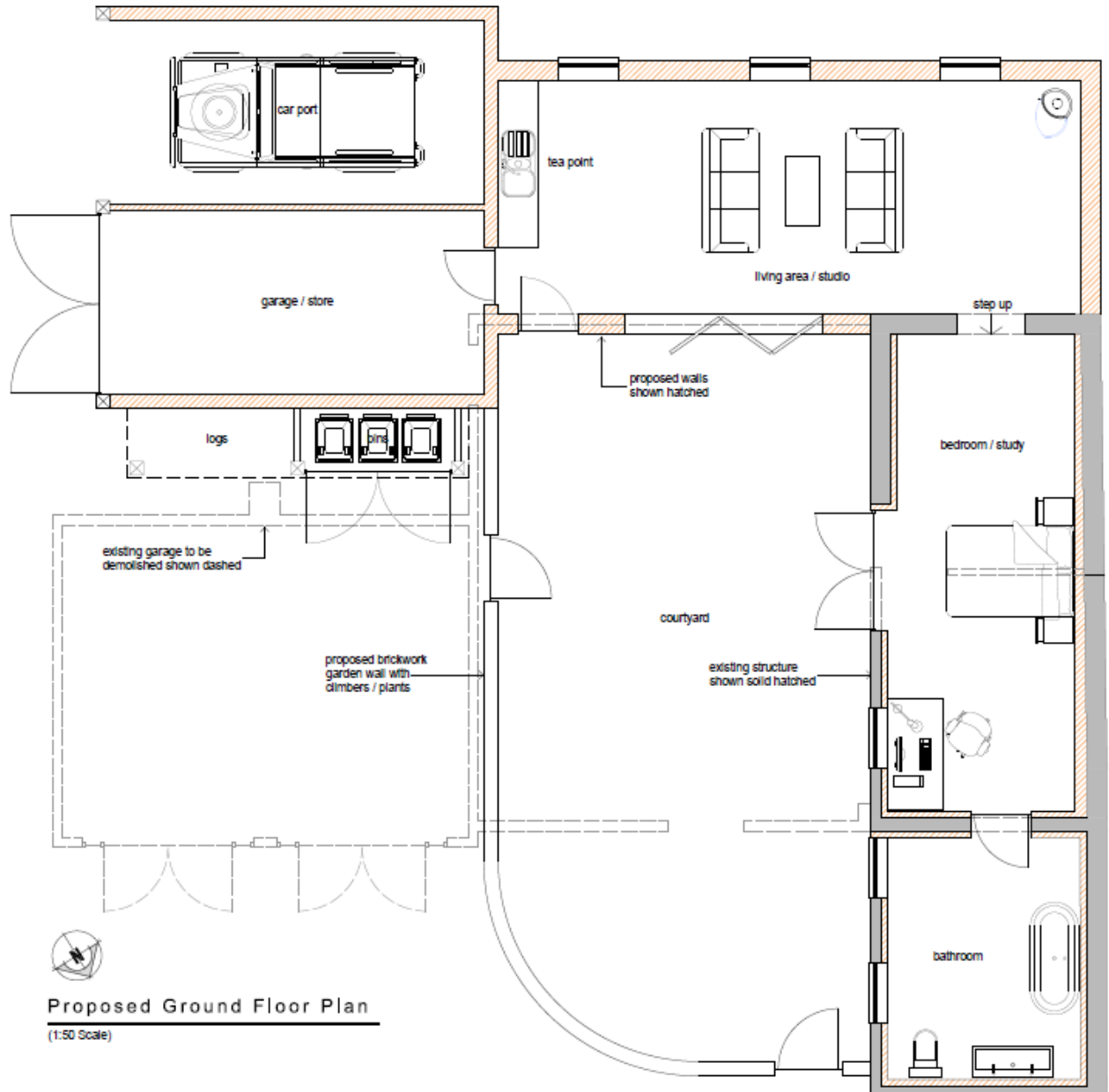


Figure 5 - Proposed Floor Plan

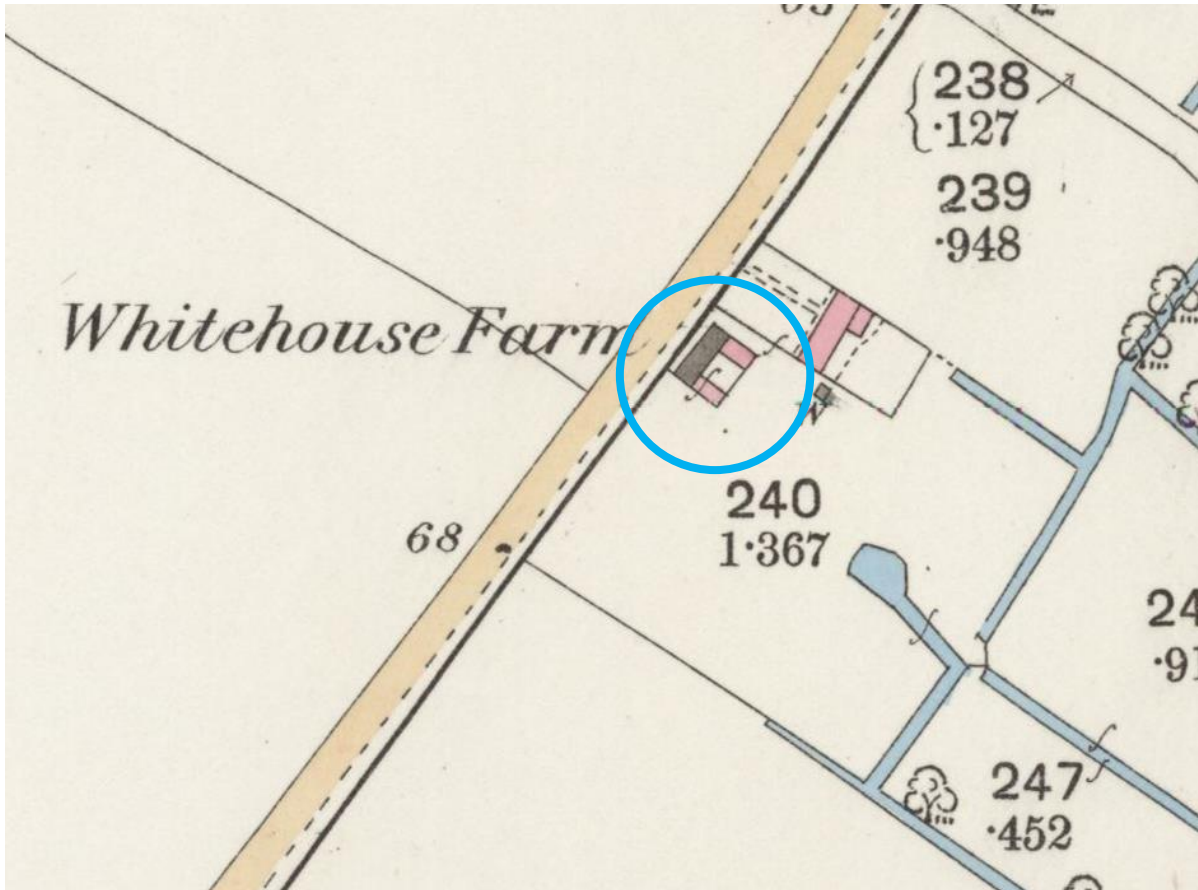


Figure 6 – OS Map 1886 (National Library of Scotland)



Figure 7 – OS Map 1903 (National Library of Scotland)

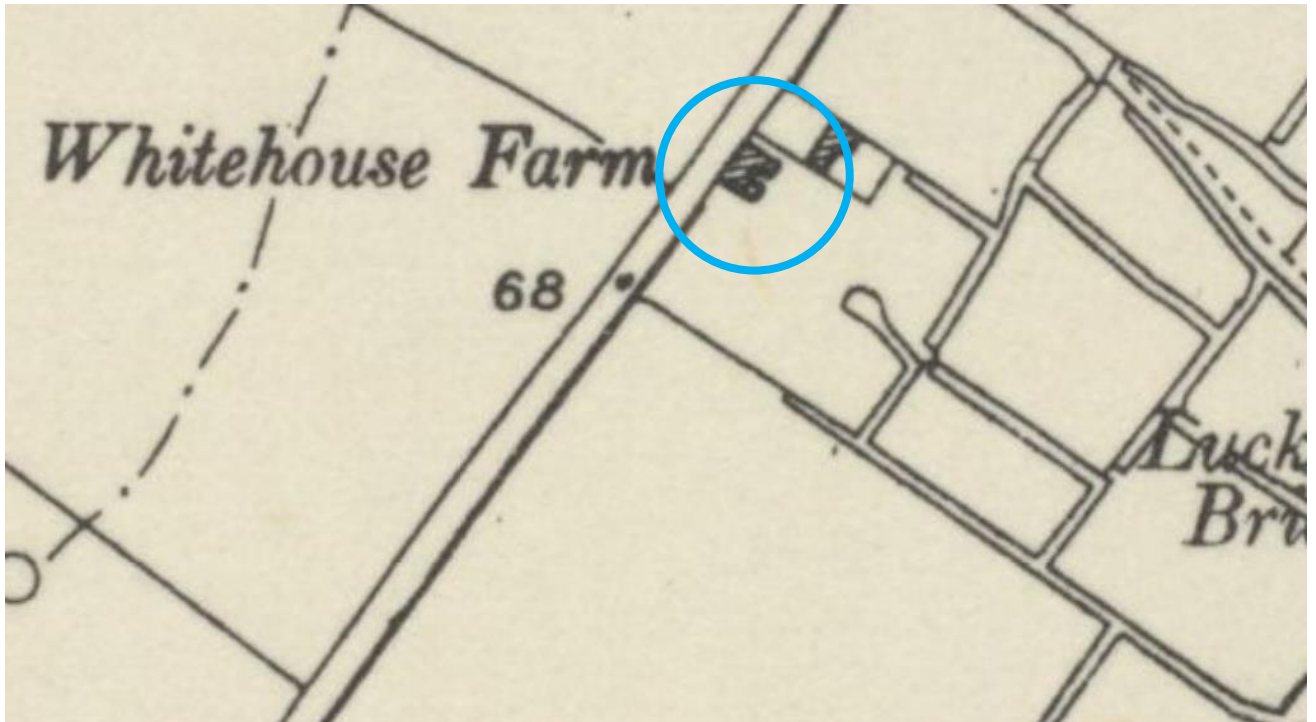


Figure 8 – OS Map 1951 (National Library of Scotland)



Figure 9 – OS Map 1957 (National Library of Scotland)

All proposed external materials are to either match existing or to be in keeping with the traditional design and characterises of the surrounding area. These are to include:

Walls – Horizontal timber weatherboarding (stained black)

Roof – Existing clay pantiles to be reused where possible to main barn. Roof tiles to extension and garage to be reclaimed to match and tone with the existing. Log & bin store to garage to be metal sheet roofing material.

Windows/Doors – painted timber joinery throughout.

Rainwater Goods – Galvanised rainwater gutters and downpipes.

Overall, the site is visually contained by existing vegetation and hedgerows that are located along the boundary between the site and High Road as well as towards the south facing rear garden. The barn itself naturally acts as a visual barrier into the site due to the fact it backs onto High Road with the pitched roof forming from east to west. This helps to screen views of the site when viewed from the public vantage point on High Road.

Additional hedgerow planting has been proposed along the rear line of the garage and up towards the main farmhouse.



Figure 10 – Existing Block Plan



Figure 11 – Proposed Block Plan

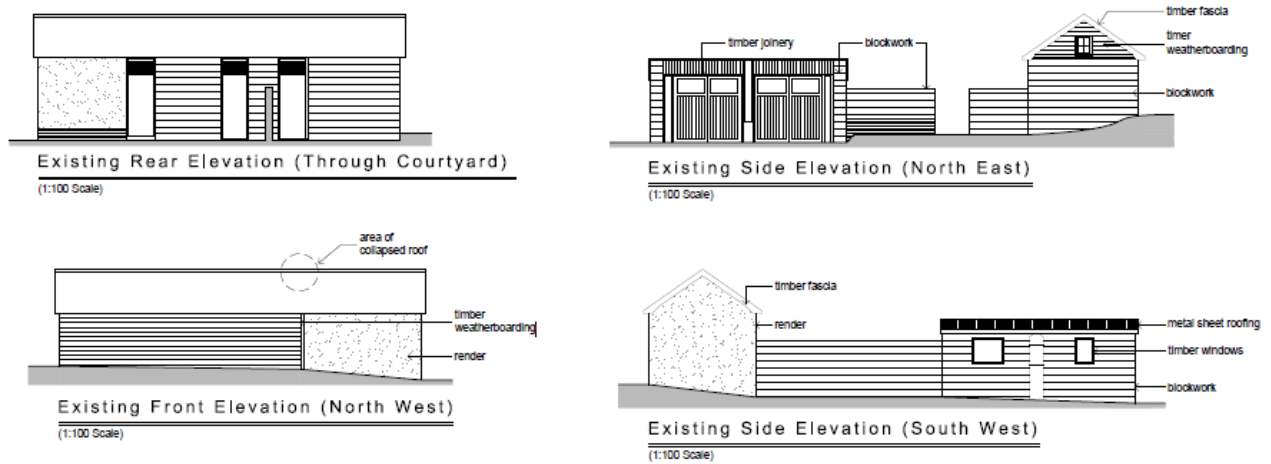


Figure 12 – Existing Elevations

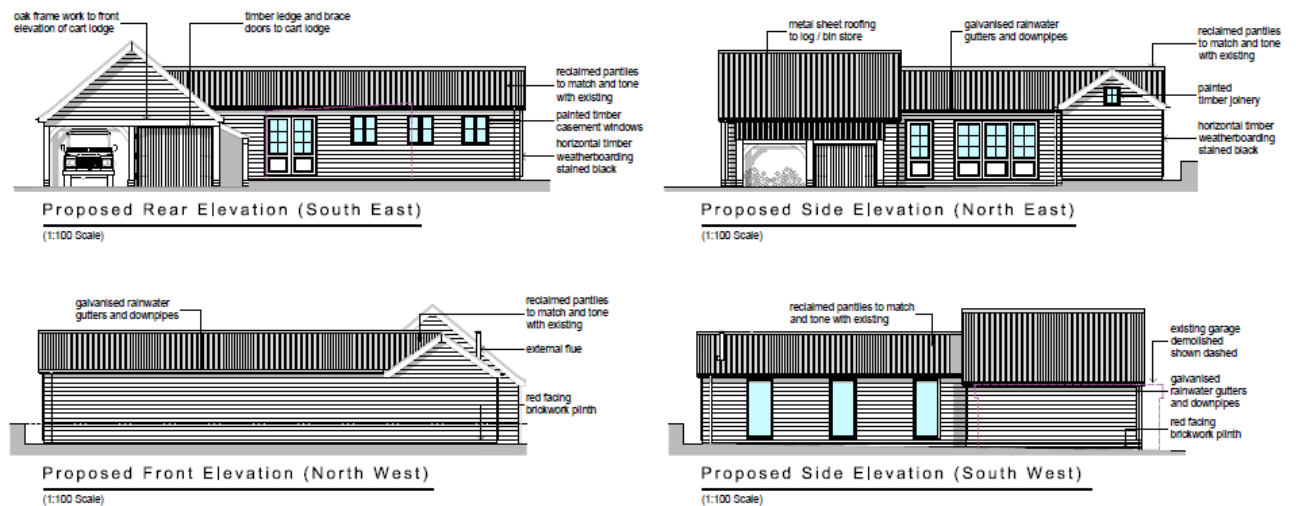


Figure 13 – Proposed Elevations

9 Heritage Implications

The proposals would retain the use of the existing barn for a use in association with the main listed farmhouse. Whilst moving from a former agricultural use to residential form of use, the proposals would therefore still retain the functional use and relationship to the listed Hollowdene Farmhouse. Through providing ancillary accommodation to the main farmhouse the significance of the outbuilding and its relationship to the host dwelling would therefore be retained. The proposals would provide for the repair and ongoing use and long-term maintenance of the existing barn and heritage asset. The proposal would seek to retain as much of the existing structure as possible and celebrate its most prominent features including the existing openings, high vaulted ceilings, and use of existing external materials. It is considered that the design approach would retain and enhance the rural character of the existing building along with the character and appearance of the site wider setting of the listed building.

10 Impact on Neighbour Amenity

The proposals look to convert and extend the outbuilding adjacent to Hollowdene Farm to ancillary accommodation and would therefore not result in any loss of privacy to surrounding residential properties. Given the above and the proposed annexe would be used as ancillary accommodation to Hollowdene Farm it is considered that the proposals would provide acceptable levels of amenity for its occupants.

11 Access and Highway Safety

Access to the site remained unchanged. The proposals seek to remove and relocate the garage further south from the existing access point and therefore as a result provides more internal space for manoeuvring vehicles within the confines of the site to ensure all vehicles exit onto the highway in a forward gear.

12 Ecology

Please refer to the submitted Ecology Report carried out by Greenlight Environmental Consultancy.

13 Flood Risk and Drainage

The site is not located within either Flood Zone 2 or 3 and is not identified on the Environment Agency Flood Risk Maps (Appendix A) as being at risk from surface water flooding.

14 Contamination

The barn to be converted and extended comprises a traditional timber frame / clay lump barn with additional modern blockwork construction. Whilst excavations would take place for the extension and garage it isn't envisaged given the age and construction and previous land uses there would be any ground born contamination. The building has historically been used for agricultural purposes in association with Hollowdene farm and more recently domestic storage. Given the materials and construction of the building observed from a site walkover it is not considered that there would be any significant risk from the inbuilt contamination.

15 Summary and Conclusion

The proposals would not only utilise an existing building but also provide a larger and improved form of residential accommodation for the enjoyment of Hollowdene Farm. The conversion element of the works is considered to preserve and enhance the significance of the architectural character of the traditional barn for many years to come.

The removal of the existing obstructive garage block and replacing it with a more traditional cart lodge set further back on site will overall enhance the significance and setting of the listed farmhouse.

The proposals are therefore considered to comply with the policies and objectives in the Joint Core Strategy, Development Management Policies and the NPPF and should therefore warrant support at council officer level.

Appendix A – EA Flood Risk Map



Flood map for planning

Your reference H004	Location (easting/northing) 622525/281062	Created 23 Jun 2022 16:02
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Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

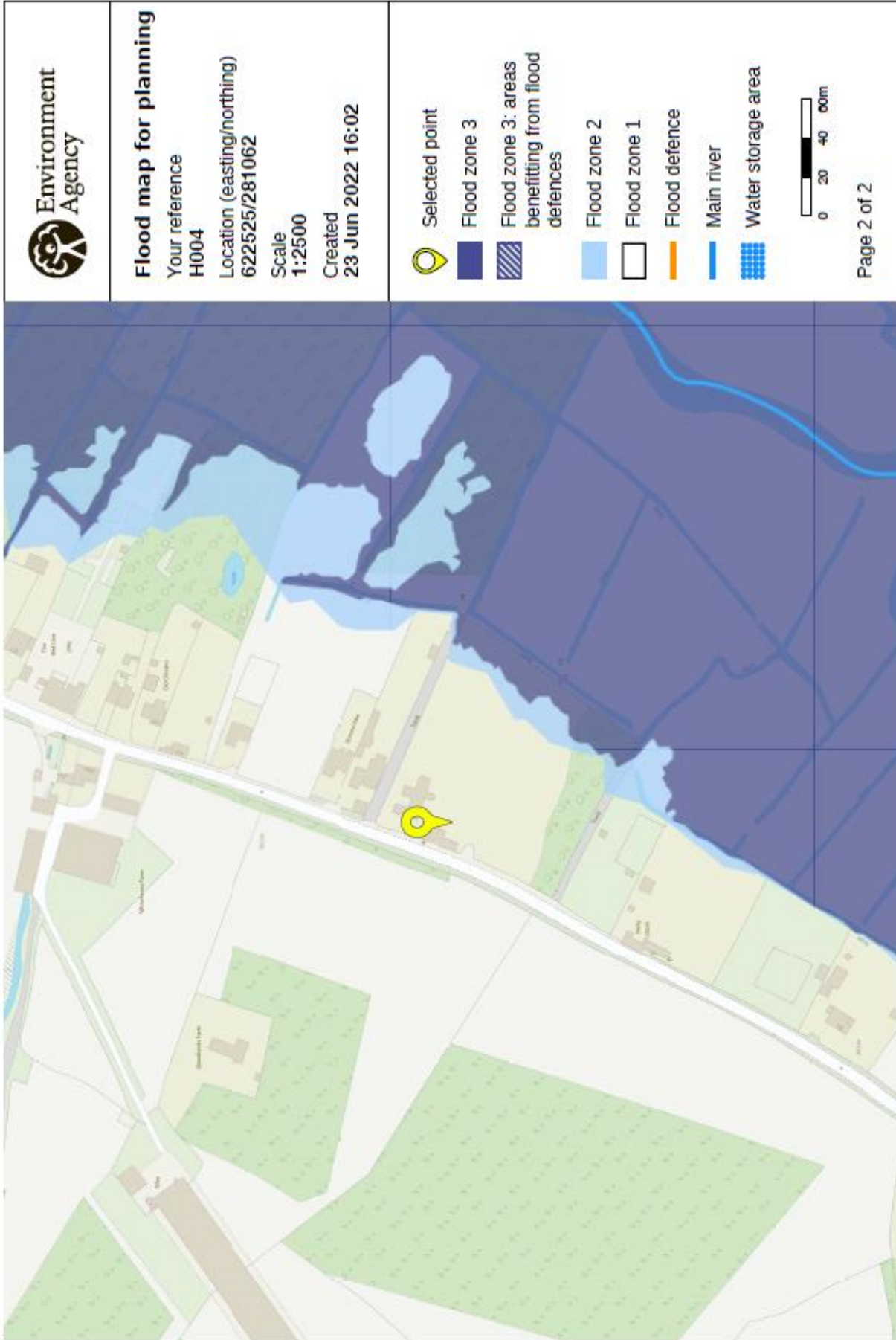
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Appendix B – Site Photos (May 2022)



View looking towards the barn from High Road (south east)



View looking towards courtyard area (west)



View looking towards high road (north west)



Area of roof damage and missing roof tiles to main barn