



**LISTED BUILDING
DESIGN & ACCESS STATEMENT**

for

Proposed Extension

at

**Woodlands Farm
Bildeston Road
Ringshall
IP14 2LY**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for extension to, Woodlands Farm, Bildeston Road, Ringshall and is to be read in conjunction with Whymark & Moulton drawing 21/205-10, 11 & 12.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 The host property comprises a detached two storey dwellinghouse.
- 1.4 The property has had a number of past extensions and is currently undergoing major refurbishment having fallen into disrepair.
- 1.5 A separate Heritage Statement and Impact Assessment has been prepared by Nicolaas Joubert and accompanies the application.
- 1.6 This recommended some design amendments to the original scheme which have been incorporated by reducing the extension projection to match that of the existing extension range.

2. **EXISTING BUILDING AND PROPOSALS**

Special architectural or historic interest

- 2.1 The following is an extract from the statutory list description:-

RINGSHALL BILDESTON ROAD TM 05 SW

5/159 Woodlands Farmhouse - - II

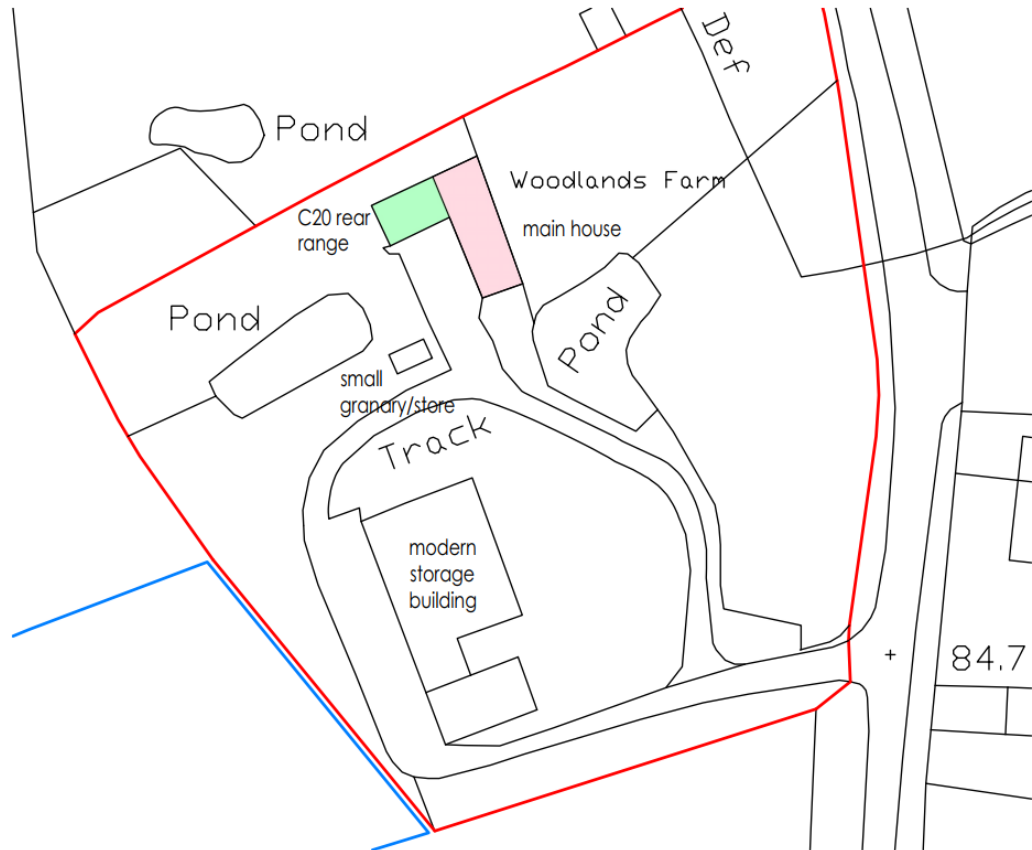
Farmhouse, built in two stages: the hall and service cell to right probably C16, the parlour block added to left in early C17. 1 storey and attics, and 2 storeys and attic. 3-cell plan with lobby-entrance. Timber-framed and plastered. Pantiled lower range probably once thatched; the parlour block plaintiled with axial chimney of red brick with a central pilaster. The lower range has mid C20 flat-roofed casement dormers. Mid C20 small-pane casements. Boarded C20 door at lobby-entrance. A C17 ovolo-mullioned window at the rear. A rear range of mid C20 is not of special interest.

Listing NGR: TM0184253573

Setting

- 2.2 The building is situated on the west side of Bildeston Road, west of Battsford Tye and 1 mile north of Wattisham Airfield.

- 2.3 The site consists of the main host dwelling, a small detailed building, possibly former granary/store, and large modern storage building which replaced an earlier barn. There are two large ponds adjacent the house.
- 2.4 The main house has a large two storey rear range, C20 construction noted in the listing as '*not of special interest*'.



Site Layout Plan (not to scale)

Fabric

- 2.5 The property is constructed of traditional timber frame and is in process of restoration.

Features

- 2.6 The property retains some traditional and historic timbers to the main house. These are unaffected by this proposal.

Principles

- 2.7 The proposal, as described below, comprises demolition of the existing unsympathetic 2 storey rear range and construction a new two storey extension in its place.

The original and significant parts being the property are not affected by this proposal.

Materials and detailing will be traditional and sympathetic.

Justification

- 2.8 the existing extension, believed to date from the inter war period is of very poor construction and in a poor condition.
- 2.9 Its construction is softwood timber studwork framing, ex 50x100mm infilled between with 100 concrete blockwork with cement-based render and plaster linings.
- 2.10 This thinwall construction promotes and suffers from lateral penetration of water together with surface and interstitial condensation. To such a degree that internal plaster is perished and friable, blockwork infill damp and timber studs suffering timber decay.
- 2.11 Prior to commencing the works to the main house part the property the Applicant commissioned an asbestos survey which identified asbestos throughout the property and existing extension range.
- 2.12 The design of the existing extension is such that it is flush with the original house gable wall so the original house gable profile is not expressed.
- 2.13 As noted in the heritage assessment, *3.2 Historical Development*, which suggests an earlier extension which pre-dated the existing extension appears to have been considerably wider than the existing.

Mitigation

- 2.14 The list description itself notes this extension as not being of special interest.
- 2.15 It is proposed to replace with a suitably designed extension, inset, so that the original gable profile can be seen on the north elevation.
- 2.16 This new proposal will supersede the previous scheme for improvements to the existing range including a new single storey extension to the north elevation. Reference DC/21/04314 and DC/21/04315.

- 2.17 The new enlarged extension is also required to accommodate an elderly relative at the property.

3. **PROPOSAL**

- 3.1 It comprises a new two storey extension following demolition of the existing, traditional timber framed construction with double pile tiled roof and lime rendered walls. All to match the existing building.
- 3.2 External materials and detailing will match the existing building.
- 3.3 The existing extension has a total internal floor area of 73m² and provides 2 bedrooms, bathroom, cloakroom, stairs and landing.
- 3.4 The new extension provides:

At ground floor level – annex with bedroom, bathroom and living room,
- and for the house, new staircase cloaks and
Utility/bootroom

At first floor level – 2 bedrooms and bathroom for the main house to
replace those lost in the original extension.

4. **PLANNING POLICY AND CONTEXT**

- 4.1 The National Planning Policy Framework, July 2021 contains the Governments planning policies for England and provides general guidance and advice centred on the principle of conserving and enhancing significance
- 4.2 Local Planning Policy is provided by the saved policies from the Babergh Local Plan Alteration No 2 (2006) and the Babergh Core Strategy (2014).
- 4.3 The property is within small cluster of properties but outside any defined settlement boundary.
- 4.4 The proposed extension replaces an existing extension, remains subservient to the host dwelling, and therefore is acceptable in planning and design terms.
- 4.5 Adopted Local Plan Policy HS33 deals with extensions to existing dwellings, requiring them to be compatible with the existing dwelling and site. This proposal is compatible in terms of scale, siting and materials.

- 4.6 The proposed extension is more sympathetically designed and arranged that the building it replaces.
- 4.7 The new Babergh and Mid Suffolk Councils Joint Local Plan is currently under examination. Policy LP03 deals with extensions and broadly reflects requirements of previous policies
- 4.8 Policy LP21 deals with the historic environment in more general terms repeating requirement and aims of the NPPF.

5. **Design and Access Statement**

Use

- 5.1 The proposal makes efficient use of use as it occupies the site of an existing extension.
- 5.2 The scheme proposes replicating the family accommodation for the host dwelling currently provided by the existing extension, (to be demolished) with the addition of accommodation for an elderly dependant relative.

Layout

- 5.3 Site layout is unaffected by this proposal.

Amount

- 5.4 The proposed extension is two storey, as the one it replaces. It replaces the family accommodation for the host dwelling currently provided by the existing extension, (to be demolished), 2 bedrooms and bathroom with the addition of accommodation for an elderly dependant relative.
- 5.5 As mentioned above there is evidence a previous extension on the site had a wider span than the present C20 extension.
- 5.6 There is a large paved area to the south/west of the existing house, abutting the existing extension. The proposed extension is sited on the existing footprint and paved patio area. No green areas of garden are disturbed.

Landscaping

- 5.7 Issues of landscaping are unaffected by this proposal.

Scale

- 5.8 The proposed extension is of similar scale to the existing extension when viewed from the neighbouring property to the north and also site access driveway to the south.

Appearance

- 5.9 The extension has been designed on traditional lines using traditional materials and details.
- 5.10 It is a green oak framed building with clay pantiled roof traditional lime render to external walls, to improve and enhance the overall appearance of the building.

6. **CONCLUSION**

- 6.1 The historic importance of the host building is apparent in its status as a Grade 2 Listed Building.
- 6.2 The approach taken to the extension of this curtilage ancillary building is considered sympathetic and in keeping.
- 6.3 The purpose for the extension is to replace the existing substandard and defective extension range and provide additional accommodation for an elderly relative.
- 6.4 The existing extension has a number of fundamental design and construction defects and poor detailing. Coupled with the presence of asbestos and need for annex accommodation means that rebuilding is on only viable alternative.
- 6.5 The scale, form and design of the replacement extension is sympathetic to and harmonises with the host building.
- 6.6 The proposal accords with both National and Local Planning Policies, is therefore compliant with the development plan and will not give rise to any harm that would weigh against the proposal.
- 6.7 Below of illustrative images prepared by Welsh oak together with photographs.



South Elevation



West Elevation



Proposed view from southwest



Proposed west view



Proposed internal view, first floor