

DESIGN ACCESS STATEMENT and HERITAGE STATEMENT

Change of use from existing wood burner showroom and associated offices to a single residential dwelling including a new single storey extension.

Maltings Barn, Hinderclay Road, Wattisfield, Suffolk IP22 1NF



The existing barn viewed at the SE corner from Hinderclay Road

1. LOCATION

Maltings Barn sits parallel to the Hinderclay road to the south side of the adjacent farm entrance to Beech Tree Farm.

Wattisfield is a village in north Suffolk located approximately seven miles south-west of the market town of Diss, which has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is situated one minute's drive from the A143.

2. HISTORY/BACKGROUND

Maltings barn is believed to date from the mid C19. The adjacent Beech Tree Farmhouse (and attached garden wall) is a Grade II Listed Property (1182417) and whilst Maltings Barn likely had an historic relationship to the farmhouse in the past, the barn is not understood to be curtilage listed. It is also not within a designated Conservation Area.

The barn was converted from agricultural use to commercial use under permitted development and has for a number of years to the present day been used as a wood burner showroom and associated offices.

The barn is no longer viable for the businesses changing needs within the current economic climate. The owner applicant is now seeking planning permission to convert and extend part of the barn to serve as a single 3 bedroom dwelling which they will occupy as a family home.

The north end of the barn will remain as commercial office space.

3. EXISTING APPEARANCE

Predominantly timber framed with timber external cladding to the central section, the south end of the barn is formed from brick walls to the sides and gable. The north end of the barn, which does not form part of this application, is brick and flint walls with a part masonry and part timber clad gable to the north. This end of the barn (within the same application ownership) will remain in commercial use.

The roof is continuous red clay pantile with hips to each end and cat slide lean-to along the west elevation.

An historic boundary/yard wall adjoins the barn to the SE corner and runs parallel to the road. The yard entrance is via traditional parkland fencing and gates with a modern fenced compound and container storage to the west side. The north application boundary of the yard has a modern brick wall perpendicular to the barn and a small pumphouse (borehole) building lies at the west side.

Access to the site is via the south entrance from the Hinderclay Road onto a gravel drive with grass verges each side. On entering the site the access drive directs north into the showroom courtyard parking and also continues west over the culverted ditch before turning north to access the north end of the barns and further parking areas to the west. This field track will continue to be used by both residential and commercial vehicles.

4. PROPOSALS AND APPEARANCE

This application seeks to convert the existing showroom and associated offices to a single dwelling including a single storey bedroom extension and further attached single storey garage and studio extension.

The existing barn will remain unchanged to the east road elevation to keep the historic appearance and former agricultural frontage to the road. The existing wood burner flue will be retained as existing.

To the south hipped gable, a single large opening is proposed that will set modern frameless glass at the inside wall face, creating a deep shadow line. The second, tall wood burner flue will be removed from this south elevation along with the existing commercial signage.

To the south boundary, the existing east boundary wall will be continued across the south boundary with traditional brick and flint with brick quoins. Modest, unadorned central piers will frame new metal parkland gates.

To the west side of the main barn, the existing timber clad section of the entrance wall will be replaced with a contemporary aluminium framed pair of doors with fixed glazed panels each side of new oak posts. High level external timber louvres each side minimise the glazing impact and suggest a more agricultural/utilitarian feel.

Over the central oak posts fixed roof glazing is incorporated within the lean-to roof to serve the principle living areas within.

A new single width glazed entrance door is added with an external sliding solid door screen, again adding an agricultural reference.

At the north end of the west elevation, the existing entrance doors and part modern rendered, modern wall will be the connection point for the new single bedroom extension. This extension aims to be subservient in scale to the main barn and contrasting in materials, particular the dark slate roof, to clearly define the new and old elements. The front south elevation of the bedroom extension references a former open fronted cart shed with oak posts framing contemporary glazed doors and windows. External timber louvres to the windows and sliding full height screens to the doors will continue the design approach elsewhere, minimising the external impact of the glazing. The use of louvres for shading and privacy will also limit the need for more domestic style internal curtains and blinds.

The south side roof of the bedroom extension will be left open to form a part covered, pergola type walkway between the garage and existing barn. It is intended to incorporate climbing plants to soften the structure and create a green part covered walkway and garden amenity areas to the bedrooms. At the rear, the existing yard boundary wall will be retained with the new structure supported independently within this and the roof oversailing as indicated.

Connected to the bedroom extension will be a further single storey double bay garage at the NW corner and a Studio/Office/Guest Bedroom at the south end. Between these, the existing borehole pump housing will be enclosed within the new building footprint.

This west garage and Studio wing will be subservient to the existing main barn but sitting higher than the bedroom wing to reflect the existing raised ground levels. The use of timber cladding to the walls and traditional red clay pantiles will complement the main barn and 'bookend' the subservient 'link' bedroom wing between.

The west boundary will be formed with either timber post and rail or steel parkland fencing with hedge planting. This hedge will incorporate an approved UK native species mix to encourage wildlife and complement the wooded areas and agricultural fields to the west.

The traditional, rural treatment at the boundaries, along with the new extensions will present a traditional courtyard layout of barns, about a former yard, enclosing the domestic gardens and activity within.

5. ACCESS

The existing access from the Hinderclay road will remain unchanged, with soft grassed verges each side of the gravel drive.

The approach to the north courtyard will be for residential use, visitors, deliveries, postal, bin collections etc and provide access as required to the courtyard gardens.

The continuing drive west and then north to the west of the garages will continue to be used by both residential and commercial vehicles.

6. LAYOUT

Refer to the submitted drawings for the internal layouts.

The existing barn will serve as the principal living spaces and entrance hall with toilets, Utility and TV Rm/Snug to the lower level. The single master bedroom and ensuite will be located on the existing first floor. It is of course proposed to retain the feature internal frame throughout with only 2No. trusses adapted to the FF master bedroom level to improve the user headroom. 2No. new west facing roof windows are proposed to serve the new FF Ensuite.

The new bedroom extension will provide two further ensuite bedrooms with garden access to the south.

The west extension will provide 2No. covered vehicle parking bays, the enclosed pump house, part open walkway corridor and the Studio/Office/Guest Bedroom. These areas will have limited outward openings to the west (none to the north) with the glazed and activity focus directed into the enclosed courtyard gardens.

7. SCALE

The existing barn has GIA of 185m² over two floors.

The proposed single storey extensions will add a further 60m² (bedroom wing) and 29m² (Studio) of habitable accommodation. An overall total of 274m² of habitable accommodation.

In addition to the above, the west extension roof will cover a two-bay garage, the pump house and a part open walkway link between the west parking area and the inner courtyard door entrance to the main existing barn.



Existing barn showroom