

DESIGN & ACCESS STATEMENT

RESIDENTIAL BARN CONVERSION

**MILL FARM
WORLINGWORTH
WOODBIDGE
SUFFOLK
IP13 7HT**

**HOLLINS ARCHITECTS & SURVEYORS
THE GUILDHALL
MARKET HILL
FRAMLINGHAM
SUFFOLK
IP13 9BD**

24 OCTOBER 2022
RMF/KAE/21.153

INTRODUCTION

This statement is in support of the full planning application for the residential conversion of the farm buildings at Mill Farm, Shop Street, Worlingworth.

The application follows the pre-application advice ref. DC/21/05763. The result of the pre-app concluded that the buildings were suitable to be converted residentially under the Local Plan Policy H9, subject to retaining the original building's historic character and any architectural features. Enclosed with the application is an extract of the preapp advice with significant points highlighted.

SITE AND BUILDINGS

The site is set well back from the main road (Shop Street) to the South of the residential farm house, 'Mill Farm', which is Grade II Listed. The overall site also contains a stable and equestrian use further to the South of the farm buildings.

The farm buildings themselves are not listed nor would they be considered curtilage listed as they were still in agricultural use in 1988 when the farm house was listed. They were also in their own distinct curtilage on the Eastern side of the access road and away from the residential use. The buildings are, however, considered to be of some historic and architectural interest and a Heritage Report has been carried out and forms part of this application.

The main farm building is a late C19 brick structure with additional brick and timber frame lean-to and joined outbuildings forming a side and rear wing, enclosing a Southern courtyard. Several outbuildings illustrated on the 1884 and later 1903 OS maps have been partially replaced and extended and form part of a small workshop that do not form part of this application for conversion.

PROPOSALS

The proposals include the principal brick barn, front lean-to, Eastern side and rear wings which form the basis for the residential areas.

The main brick barn will contain a large open plan living/dining room, with stairs leading to a bedroom on each side of a double height atrium that forms the entrance and original threshing floor at the centre of the building.

The side wing contains a master bedroom and ensuite which will have a new double pitched slated roof replacing the metal mono pitched roof that currently exists.

The two rear wings forming the Eastern side of the original courtyard will contain a new kitchen and snug area. A small additional link will allow access into the main barn on the Southern side linking kitchen and dining areas together.

The walls that would have been open to the courtyard would be fully glazed to reflect their original character.

DETAILS

Where necessary brick repairs would be carried out using a matching brick and bond with a Lime based mortar. New brickwork would follow the same form (Monk bond) with reclaimed bricks to match.

The small area of retaining lath and plaster on the Western interior of the midstray will be made good with matching Lime render and retained in the proposals.

The main roof and adjacent wing's clay pantiles will be carefully removed and re-used for the main roof and the remaining new and existing roofs will be re-roofed with a natural slate that would be more typical of buildings of this date. Where existing roofs have been replaced with mono pitched metal roofs these would all become duo pitched roofs, again to replicate their original forms.

New insulation would be incorporated to the interior using a wood fibre form of insulation and Lime render and the existing concrete floors would be replaced incorporating insulation to current standards.

The roof will generally be insulated using a warm roof system allowing the original timbers, where they exist, to be retained and exposed to the interior.

The existing cart entrances will be replaced with glazed screens and new barn doors (to match a traditional pattern) would be provided and allow them to be used on shutters to aid sun shading and insulation.

EXTERIOR

The extension enclosure and boundaries will not generally be affected by the proposals, however the existing concrete courtyard and current entrance areas will be replaced with new large format paving maintaining a simple uncluttered area surrounding the building itself. No additional boundaries are to be provided.

External lighting will be limited to the front and rear doors.

CONCLUSION

The scheme has been designed to limit the impact on both the historic building itself and the wider setting, and its relationship to the listed farm house. Much of the alterations and work to the building will be to the South and not evident from the listed building, however the nature of the work and form it has taken to replicate the original building form and shape will enhance the overall setting within the farmstead without overly domesticating the appearance. Windows have been purposely limited in number and where light is necessary have been incorporated in the roof slope using traditional style metal rooflights, again to minimise their impact. We, therefore, believe that this proposal conforms with both local and national planning policies for the conversion of redundant agricultural buildings and can be seen as an enhancement of the setting of the adjacent listed building and should be granted Consent.