

Marsh.

Architects

Planning, Design and Access Statement

For

New cartlodge

at

Thelnetham Vineyard, Thelnetham House, High Road, IP22 1JL

The Listing

Location

Statutory Address:

LODGE FARMHOUSE, MARKET WESTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

West Suffolk (District Authority)

Parish:

Thelnetham

National Grid Reference:

TM 01387 77936

Details

TM 07 NW THELNETHAM MARKET WESTON ROAD

2/79 Lodge Farmhouse 14.7.55

GV II

Farmhouse. Early C18 and later. 2 storeys and attics: U-shaped form. Timber-framed and plastered, with thatched roof. 2 internal chimney-stacks with plain red brick shafts. Old 3-light and 2-light casement windows to ground and first storey; 3 flat-headed dormers, 2 with diamond-leaded panes to casements. 6 panelled door with raised fielded panels. The south (garden) side was apparently the earlier front of the house: 3-light casement windows with transom, and a central panelled door, now half-glazed, with a bolection-moulded architrave and triangular pediment.

Listing NGR: TM0138777936

Proposal

The proposal is to erect a new open air cartlodge to the north of the existing vineyard in order to store the vineyards mini tractor, mower and other equipment.

Process

The existing mini tractor and mower are stored within an oak framed structure to the rear of Thelnetham house, this was built in 2004 under planning permission SE/04/2596/P. Since the construction of the outbuilding the vineyard has expanded and has additional equipment for the smooth functioning and efficiency of the business, including a Votex Topper and a Flail Mulcher. The existing storage is not sufficient to house these items including the mini tractor and mower, as such these are currently stored in the open air which will eventually cause damage.

Therefore it is proposed to store the new equipment within the existing outbuilding and construct a modest oak framed cartlodge to the north of the existing vineyard for the storage of the existing mini tractor and mower.

The storage of the tractor and mower within the new shed will:

- Allow for the safe storage of all of the vineyards equipment.
- Decrease disturbance and noise to the existing listed dwelling, Thelnetham House, and also the neighbouring dwelling, Middleton barn. Currently to enter the vineyard the tractor and mower have to drive past Middleton Barn and Thelnetham house.
- Result in less emissions and higher efficiency as the tractor and mower will be located on the vineyard, rather than having to drive around the site in order to enter the vineyard.

Use & Amount

The proposed sits to the south east corner of an existing ancillary building to Thelnetham house. The proposed gross external floor area of the cartlodge is 43m². The cartlodge has been designed so it is discreetly located and as low as possible whilst still allowing for the storage of the mower and 'mini' vineyard tractor. This is in order to have as minimal impact on the neighbouring dwelling and the existing listed dwelling, Thelnetham house. The existing area is used by the tractor for the distribution of compost as such it will not increase traffic. By locating the store to this location it will reduce traffic to the rear of Thelnetham house and the neighbouring dwelling, Middleton barn.

Scale & Layout

The scale, layout and height of the proposed has been designed in order to have the least impact whilst also ensuring the building functions as a store for the vineyard tractor and mower.

The proposed cartlodge will not be viewable from the highway, and will be obscured by the proposed new hedge to the south. As such the scale and layout will have minimal impact on the surrounding countryside. The existing outbuilding screens the proposed cartlodge from view of the dwelling as such the impact on the heritage of the listed dwelling will be negligible. The reduction in machinery traffic to the immediate area of the listed building is beneficial.

Landscaping

The existing hedge will be removed and a new native hedge will be planted parallel to the new cartlodge.

An arboricultural assessment has been carried out and the suggestions will be carried out, a summary of these are:

1. It is necessary to fell three low quality or poor longevity individual trees, a section of one landscape feature and four low quality or poor longevity landscape features in order to achieve the proposed layout. Additionally, one tree and one landscape feature require minor surgery to permit construction space or access.
2. The alignment of the proposed timber frame structure nominally intrudes within the Root Protection Area of one tree to be retained. This has only a minor influence on the Root

Protection Area and as such it is considered appropriate to undertake linear root pruning, thus obviating the need for specialist construction techniques at these locations.

3. Following planning a structural engineer will be engaged in order to design the structure and foundations to the proposed.
4. Form protective fencing as detailed at items 4.6.1 and 5.1 of this report.
5. A detailed Arboricultural Method Statement and Tree Protection Plan will be required. This will include the following: fencing type, access facilitation pruning specification, phasing and an extensive auditable monitoring schedule.

The existing large Sycamore to be felled is multi-stemmed and has tight unions, and so this forms a risk to the surrounding existing buildings and users from mechanical failure, as such this should be felled regardless of the proposals.

Appearance

The appearance will follow that of the existing cartlodge on the site. Oak framing with hit and miss softwood cladding and clay pan tiled roof.

Existing Photos



Photo looking north west towards existing compost bins and Sycamore.



Photo looking north east towards Sycamore and boundary.

Previous Relevant Developments

SE/04/2596/P

Planning Application - Erection of tractor shed for storage of vineyard tractor and other machinery and equipment as amended by drawing received 26th July 2004 indicating revisions to design

Decision Issued Date Tue 07 Sep 2004
Decision Approve application

[Previous schemes for conversion of outbuilding withdrawn, SE/10/0537, SE/10/0538]

SE/11/0727

Listed Building Application - Alterations associated with the conversion of outbuilding to form annexe (revised scheme)

Decision Issued Date Tue 24 Jan 2012
Decision Approve application

DC/18/2061/HH

Householder Planning Application - Conversion of an outbuilding to a gym for personal use of the dwelling

Decision Issued Date Tue 27 Nov 2018
Decision Approve application

DC/18/2062/LB

Application for Listed Building Consent - Internal and external alterations to convert outbuilding into a gym including (i) re-roofing the building (ii) replacement flooring (iii) replacement windows and doors

Decision Issued Date Tue 27 Nov 2018
Decision Approve application

Planning Policy

The NPPF states:

Sup 6. Building a strong, competitive economy
Paragraphs 81 to 85

81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development...

84. Planning policies and decisions should enable:

(a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

As mentioned by the National Planning Policy Framework and Breckland the main focus is to work in a positive manner which is in favour of sustainable development.

(b) the development and diversification of agricultural and other land-based rural businesses...

Summary

The proposals have been formed to provide additional function and storage required by the rural vineyard. The proposals have been designed so they will have no material impact on the listed dwelling or neighbouring land and decrease noise and potential disturbance on the listed dwelling and neighbouring house, Middleton barn.

Specialist advice has been sought in regards to the existing trees and the main tree has been found to form a potential hazard to the existing historic outbuilding (formed of red brick with flint infill panels a scan be seen in the above photo) and employees of the farm, especially as this area sees high traffic due to forming the main composting area of the vineyard. So it is recommended for this tree to be felled regardless of the development.

As such the proposals form a sustainable development, improving and supporting a rural business, and improving the residential amenity for the local surrounding dwellings.