



**WINCER
KIEVENAAR**

CHARTERED ARCHITECTS

Coblends Farm
Permitted Development
Class R Barn Conversion to Winery

DESIGN AND
ACCESS
STATEMENT

Ref: 5745_DAS_0
Dec 2022

▶ 5744

Prior Approval under Class R - Change of Use from Agricultural Barn to Class E Winery

Address:

Barn north of Coblands Farm, Bury Road, Depden, IP29 4BT

Local Authority:

West Suffolk District Council

Client:

Mr and Mrs P Hughes

Date:

December 2022

Wincer Kievenaar Architects Ltd.
Market Place / Hadleigh / Ipswich / Suffolk / IP7 5DN
T / 01473 827992
E / enquiries@wk-architects.co.uk
W / www.wk-architects.co.uk



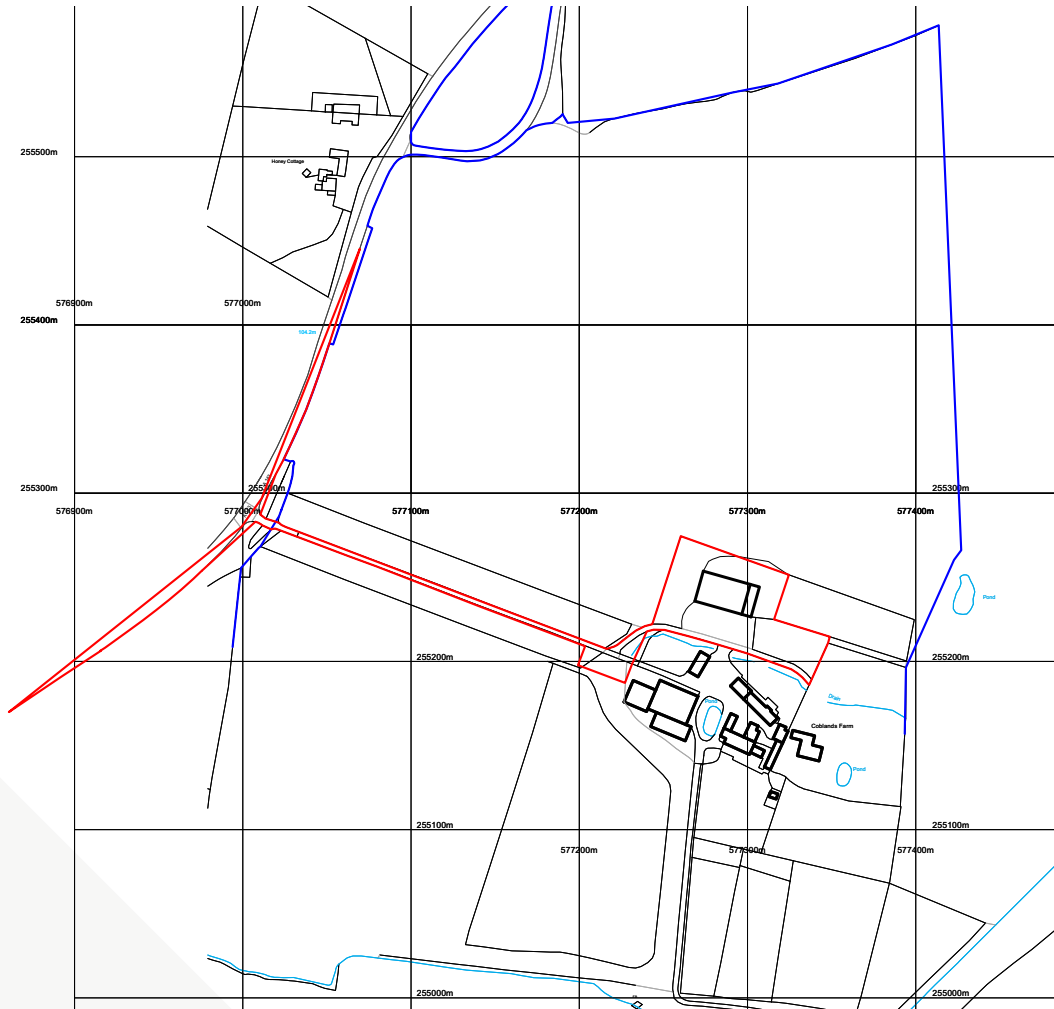
INTRODUCTION

The application is for the Prior Approval to convert an existing agricultural barn into a Winery at Coblands Farm.

The Barn is situated to the north of Coblands Farm, in the parish of Clopton, and lies 300m east of the A143 road running between Bury St Edmunds and Haverhill. The farm and the barn is accessed via the straight driveway.

Principle of Development

Class R within Schedule 2, Part 3 of the General Permitted Development Order 2015 (as amended) (GPDO), allows for change of use from an agricultural building (and land within its curtilage) to flexible commercial use – i.e. uses falling within categories Class B8 (storage or distribution) and Class E (commercial, business or service).



Site location plan



▼ SITE LOCATION

CLASS R REQUIREMENTS

R.1 Permitted if:

- a) the barn must have been solely used for agricultural purposes on 3rd July 2012
- b) the cumulative floor space of buildings which have changed use under class R within the agricultural unit does not exceed 500 square metres.
- c) the site is not a military explosives area
- d) the site is not a safety hazard area
- e) the building is not listed or a scheduled monument

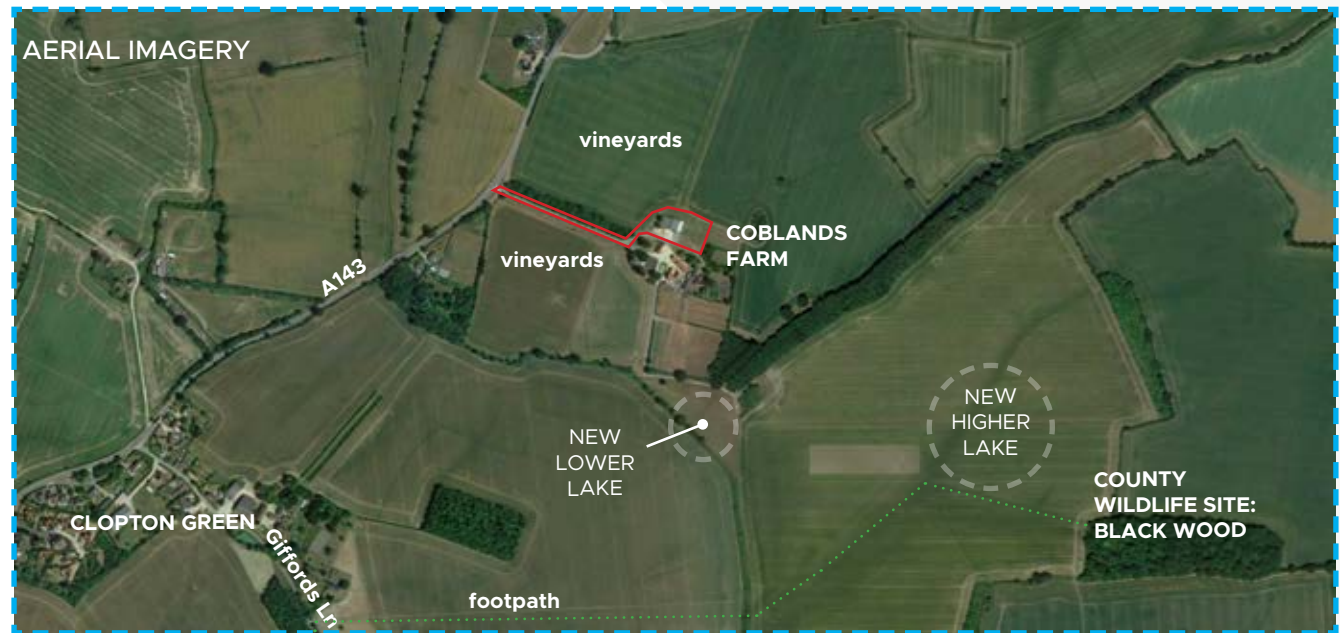
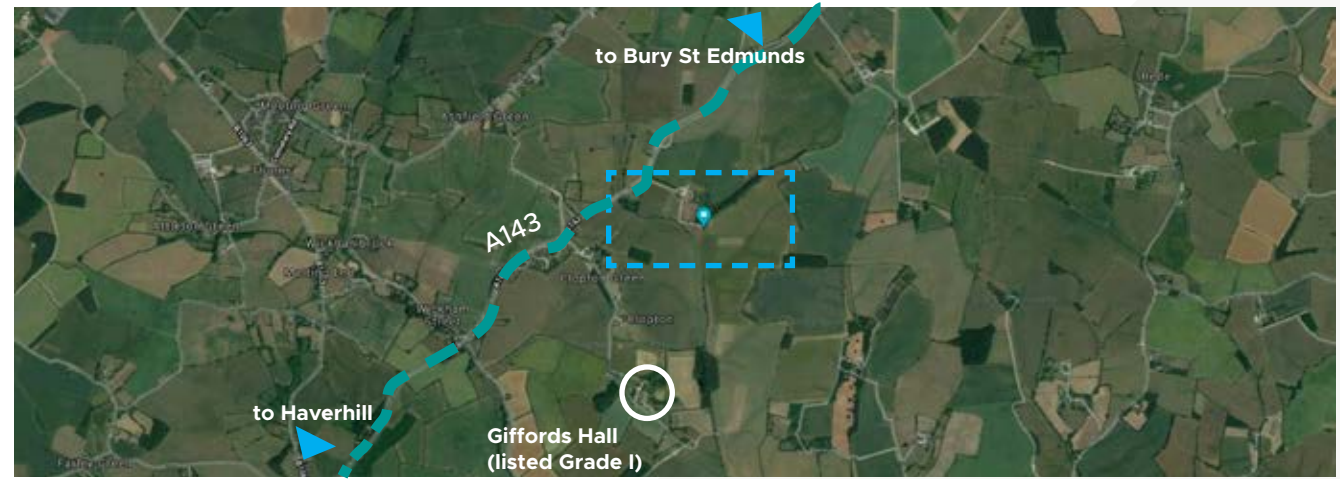
R.2 Conditions:

- a) a site may change use under class R and then change to another use within one of the classes comprising flexible use.
- b) after change - the site is treated as sui generis
- c) after change, the planning permission granted by Class G apply subject to modifications including
 - i) curtilage definition
 - ii) office building references = buildings changed under class R

R.3

Before changing, the developer must:

- a) where cumulative floor space which has changed use is less than 150 sq.m - PROVIDE:
 - i) the date the site will begin to be used for flexible uses
 - ii) the nature of the use
 - iii) a plan indicating the site and buildings which have changed use
- b) if cumulative floor space of changed use under class r exceeds 150 sq.m apply for prior approval to:
 - i) transport and highways impacts of the development
 - ii) noise impacts
 - iii) contamination risks on the site
 - iv) flooding risks



EXISTING SITE



The existing barn lies to the north of the farm site, and is over 50m from the existing farmhouse dwelling. The surrounding land to the north, west and east are agricultural fields, mostly now covered in vineyards.

The existing driveway is wide enough to accommodate new traffic, with area to the south and south-east of the barn for parking.

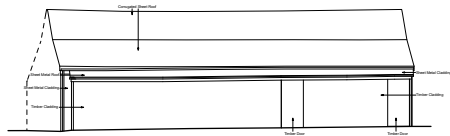
Photos right: Coblands Farmhouse



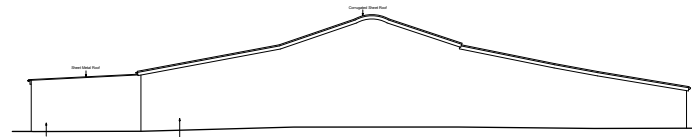
EXISTING BARN

The existing barn is currently in use as an agricultural store.

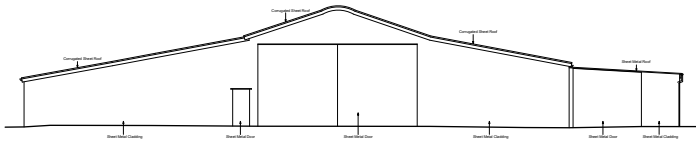
It is constructed in a steel frame and clad in corrugated metal.



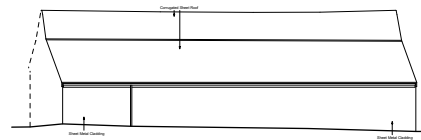
East Elevation



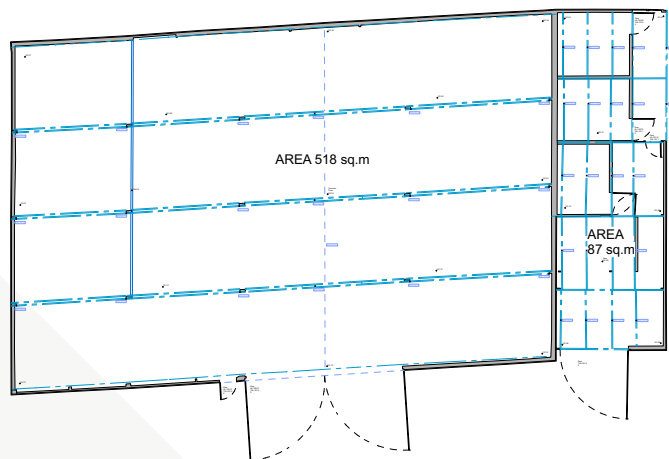
North Elevation



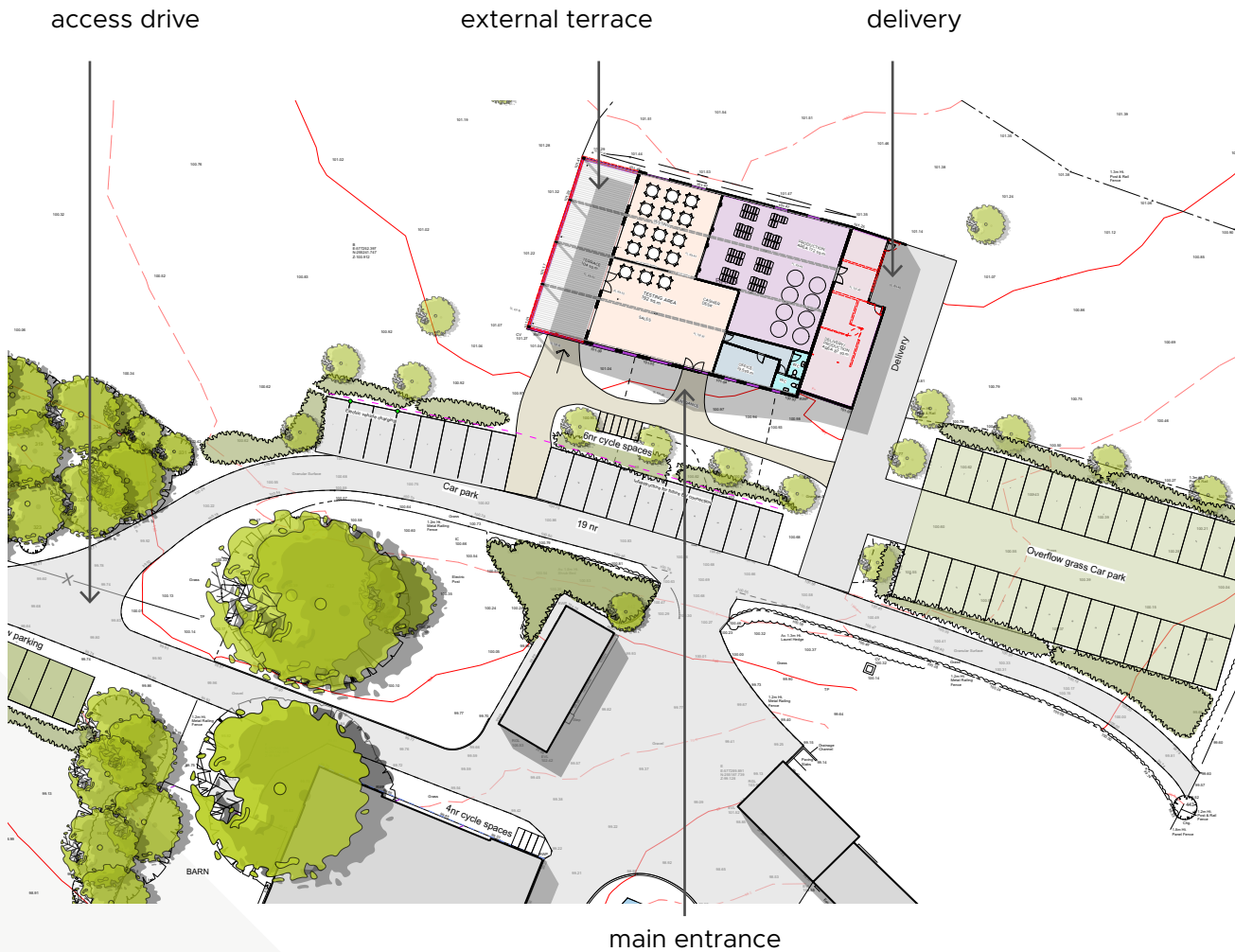
South Elevation



West Elevation



LAYOUT



Proposed Site Plan



The conversion provides for a new entrance to the south side of the barn to face a new area of car parking from the existing access driveway.

Planting and a new hedgerow will help divide the parking area from the perimeter of the winery.

The conversion of the barn provides for delivery, processing and production on the east side, and office, entrance and wine tasting areas to the south and west.

The existing frame would be maintained, but left open on the west side to form an external terrace.

Vehicle and cycle parking spaces are formed to the south adjacent the driveway with direct access to the entrance.

PROPOSED BARN

USE & AMOUNT

The proposed barn will incorporate an open plan entrance, sales and tasting area, which opens out to a partially covered external terrace to the west. Glazing to the west and north will allow views across the vineyards. To the east is a production facility with access to a delivery and sorting area for produce.

An office and toilets are located to the side of the entrance doors.

The Existing Gross Internal Areas (GIAs) of the Barn is: 608 sq.m.

The Proposed Gross Internal Area will be:
497 sq.m.




1 GROUND FLOOR PLAN
Scale: 1:100



FLOOD RISK


The Flood Map below from the Environment Agency indicates the site is within Flood Zone 1 and not at risk from flooding.

 Environment Agency

Flood map for planning









Your reference: **5744 Coblands** Location (easting/northing): **577266/255205** Created: **18 Oct 2022 12:12**

Your selected location is in flood zone 1, an area with a low probability of flooding.

 Environment Agency

Flood map for planning

Your reference: **5744 Coblands**
Location (easting/northing): **577266/255205**
Scale: **1:2500**
Created: **18 Oct 2022 12:12**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2

© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.



▼ HIGHWAYS & NOISE


HIGHWAYS IMPACTS

The proposed barn conversion into a winery will not result in unacceptable impact on highway safety. The proposal complies with NPPF Paragraph 110 to promote sustainable modes of transportation and as the proposal has no unacceptable impact on highways safety, it complies with paragraph 111.

For more information refer to the Highways Statement.

NOISE IMPACTS

Coblands Farm is located around 950m from Clopton Green, and has three houses located on site. There wont be any impactful noise pollution on site.



GH Bullard & Associates LLP
Civil and Traffic Engineering Consultants

27 Barton Road, Thurston
Suffolk, IP31 3PA
Tel: 01359 235071
Fax: 01359 231138
Web-site: www.ghbullard.co.uk

Staszek Stuart- Thompson
AK Architects
Market Place
Hadleigh
Ipswich
Suffolk
IP7 5DN

Our Ref: 243/2022/01R-CAG - Please quote in all correspondence.

09 December 2022

Dear Staszek,

Re: Coblands Farm, Depden- Highways Statement

I refer to your request for highway advice concerning your proposed planning application for conversion of a barn into a winery at Coblands Farm, Depden, Bury St Edmunds, IP29 4BT. For Site Location Plan, Existing and Proposed Plans of the proposed barn conversion refer to **Appendix A**. I have undertaken a desk top review and can offer the following observations.

Proposed Development
It is proposed to convert a barn into a winery at Coblands Farm, Depden, Bury St Edmunds, IP29 4BT. Refer to Site Location Plan, Existing and Proposed Plans of the proposed barn conversion, all at **Appendix A**.

The winery proposal comprises barn, existing total gross area 642m² conversion to production and sales area, with a converted area of 497m².

The highway authority, in considering a planning application, will aim to assess the development against National Planning Policy Framework (NPPF) paragraphs 110 to 112, including these specific objectives:

- i. Road Safety* – That it is safe for all users.
- ii. Sustainability and Accessibility* – That it promotes sustainable, high-quality alternatives to the private car and to achieve developments accessible to all vehicles and people.
- iii. The Impact on Highways and Transportation Infrastructure* – With the main considerations for minor development, being safety.

Access
It is proposed to utilise the existing access to Coblands Farm, Depden. The local road network is subject to a 60 mph speed limit. In absence of speed data evidence, the Highway Authority will therefore normally require access visibility splays of x 2.4m and Y 215m in a 60mph rural location.

Cont:-

Dan Henning C.Eng., M.C.I.H.T.
Partnership No. OC383830

Jeff Horner B.Eng(Hons)
V.A.T. Reg. No. 460 461171

Registered in "England and Wales"

Highways Statement from GH Bullard Engineering Consultants is submitted separately and should be referred to.



SCALE



The proposal utilises the existing steel frame of the barn to have a minimal impact on its surrounding and maintain the original scale.

The west wall has been pulled back to create a sheltered terrace, reducing the GIA as well as decreasing the scale of the building.



APPEARANCE

A palette of materials has been selected to represent the existing agricultural context by using fresh, contemporary materials.

The barn will retain agricultural elements through standing seam cladding used to hide delivery and back of house functions. Timber cladding and oriel windows are utilised to introduce a soft contemporary aesthetic.



Red/Brown Standing Seam Panels



Black aluminium windows



Timber Vertical Cladding



Oriel Windows





1 ROOF AXONOMETRIC
Scale: 1:100



2 GROUND FLOOR AXONOMETRIC
Scale: 1:100



ACCESS AND PARKING

There is no proposal to change the access to the site. Access to the site will be via an existing road which is accessed off of the A143 to the west.

PARKING REQUIREMENTS

Suffolk Guidance for parking (B1 Business) states that 1 car space is required per 30m² and 2 cycle spaces are required per 200m².

REQUIRED SPACES

Car - 17
Cycle - 6

PROPOSED SPACES

Car - 19
This includes provision for 4 nr electric vehicle charging points, with infrastructure in place for future connectivity.

Cycle - 10



0 20 40m
scale 1:200

