

# DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

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ALTERATIONS AND EXTENSIONS TO EXISTING SINGLE STOREY  
OUTBUILDING TO FORM NEW DWELLING

at

CASTLE MOAT HOUSE, CASTLE ROAD, OFFTON, IP8 4RN

for

MR. TIM WELLS

prepared by



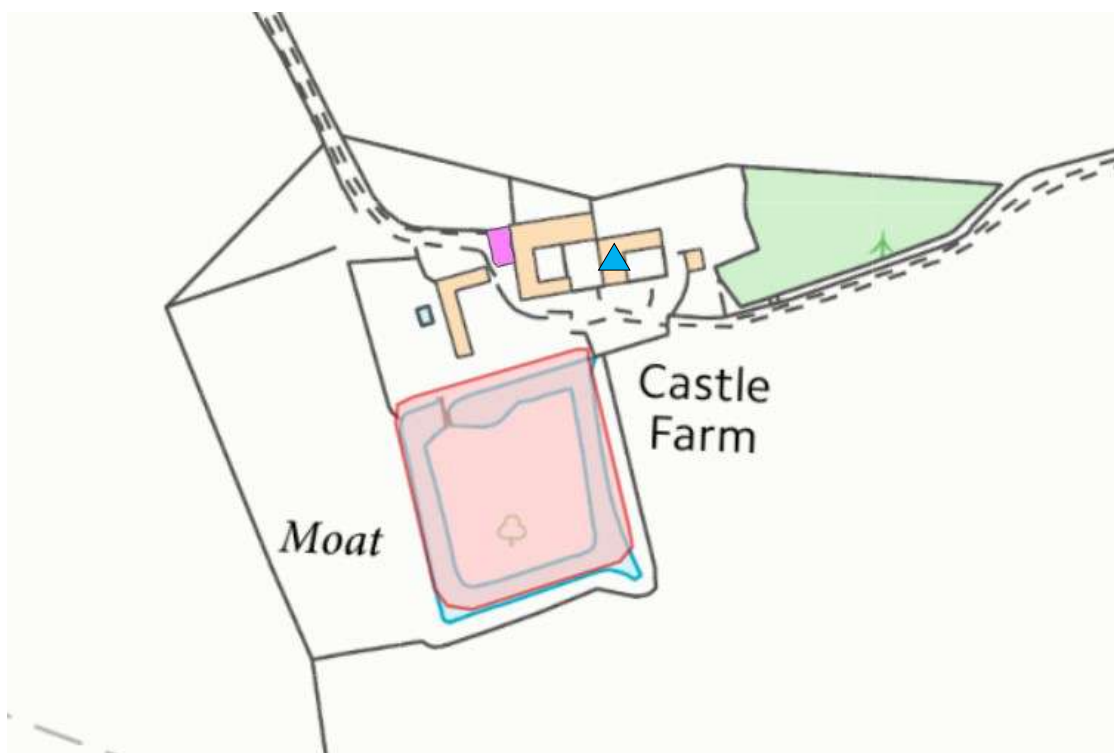
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## 1. INTRODUCTION

- 1.1 This statement has been produced on behalf of Mr. Tim Wells in support of a planning application proposing alterations and extensions to existing single storey outbuilding to form new dwelling at Castle Moat House, Castle Road, Offton, Suffolk, IP8 4RN. It should be read in conjunction with the submitted drawing nos. 5424/1A & /4A.

## 2. SITE CONTEXT

- 2.1 The application site is located at Castle Farm, south of Offton, Suffolk.
- 2.2 The site is part of a collection of buildings and outbuildings to the west of Grade 2 listed building 'BARN 50 METRES EAST OF CASTLE FARMHOUSE' (marked with a blue triangle below) and 30m north of the scheduled monument 'OFFTON CASTLE' (outlined and shaded red below). Site shown in pink.



- 2.3 See below the list entries:

### BARN 50 METRES EAST OF CASTLE FARMHOUSE

Grade II

List Entry 1251594

24.01.1986

*OFFTON CASTLE ROAD TM 04 NE 6/144 Barn 50m east of Castle - Farmhouse - II Barn, early C16 with alterations of lace C16 and c.1800. 5 bays. Timber-framed and weatherboarded. Asbestos-sheeted roof, probably once thatched. A gabled midstrey was added to the centre bay on the east side c.1800. Heavy C16 studwork with long arched windbraces of convex curvature; originally, walls were infilled with wattle and daub. The C16 crownpost system is complete, with rectangular posts, 2-way braced.*

*The roof was originally hipped; the alterations at either end incorporate clasped-purlins. Tie-beams were formerly arch-braced, except at the southernmost bay; here is a small original side door, and evidence for a loft and/or a partition suggests a former stable or cowhouse. A further bay was added to the north end c.1600, and repairs at both ends of c.1800. The barn stands 30m north of the moated site of Offton Castle (Scheduled Ancient Monument No.57).*

**Offton Castle**

**Scheduled Monument**

**Legacy System number: SF57**

*No description*

2.4 The Listed barn has been converted to living accommodation. See photos below.



Barn seen from south west



Barn seen from north west

2.5 Offton Castle is separated from the application site by significant trees. Both the central island of the monument and the outer banks of the moat are considerably overgrown with large trees and bushes and the general outline is difficult to discern. See photos below.



Looking east along northern edge



Looking south at moat and island

### 3. EXISTING SITE CONDITION

3.1 The existing site is a single storey wing projecting from a larger barn. The existing building is divided into three stores. Existing materials are a varied mix comprising:

- Red brickwork
- White brickwork
- Flint
- Slate roof
- Black windows and doors

3.2 See **Appendix A** for existing photos external & internal.

#### **4. THE PROPOSAL**

4.1 The proposal is to convert the stores to living accommodation by adding a small extension to the south of the building. Drawings 5424/1A & /4A show the existing and proposed plans and elevations.

#### **AMOUNT**

4.2 The proposal will result in additional floor space to provide a small 2 bedroom dwelling.

4.3 The existing floor area of the stores is approx. 66m<sup>2</sup>. The extension increases the floor area of by approx. 12m<sup>2</sup> taking the total GIFA of the dwelling to 78m<sup>2</sup>.

4.4 The increase in floor area is justified on the basis that the development makes efficient use of the land without adverse impact on the setting of the nearby listed building and monument. It provides a sustainable use for the preservation of the existing building.

#### **LAYOUT**

4.5 The proposed siting of the extensions have been carefully considered to respect the existing buildings.

#### **SCALE**

4.6 The proposed extension is to be single-storey with a low ridge heights (approx. 3.9m) to match the existing store height keeping to the existing scale of the surrounding outbuilding. This means there will be no significant impact on the setting of the nearby listed building and monument.

#### **APPEARANCE**

4.7 The existing building will be retained, repaired where necessary and refurbished.

- 4.8 The materials to be used on the proposed extension will match and compliment those of the existing building.
- 4.9 The proposal will enhance the setting of the listed building and monument by ensuring the building is lived in and the building is well maintained.
- 4.10 Where possible existing openings are used for windows and doors. Two new windows are to be formed in the north elevation to improve the living quality. As much of the existing fabric will be retained as possible by inserting the windows above the existing horizontal brickwork. This will retain the appearance of this elevation as mainly flint.
- 4.11 Existing stable doors are to be pinned back and retained.
- 4.12 All new insulation will be added on internal walls only.

#### **ACCESS**

- 4.13 Existing vehicular access will not be affected. A parking area is retained to the south.

5. CONCLUSION

- 5.1 On the basis of the preceding paragraphs it is reasonable to conclude that the extension will have no significant impact on the listed building and monument.



# APPENDIX A – EXISTING PHOTOS

## PHOTO KEY



EXTERNAL PHOTOS



A. Existing Barn Conversion - North elevation



B. Existing north elevation of application site



C. Existing North elevation of application site



D. Existing west elevation of application site



E. Existing west elevation of application site



F. Existing west elevation of application site



G. Existing south elevation of application site



H. Existing south elevation of application site



J. Existing west elevation of application site



K. Existing west elevation of application site



INTERNAL PHOTOS



1. Inside side store 1



2. Inside side store 1



3. Inside side store 1



4. Inside side store 1



5. Inside side store 1



6. Inside side store 2



7. Inside side store 2



8. Inside side store 2



9. Inside side store 2



10. Inside side store 2



11. Inside side store 3



12. Inside side store 3



13. Inside side store 3



14. Inside side store 3