

Design and Access Statement

for the
Residential
Conversion
of the Hayloft

Ryes Farm
Gosbeck
IP6 9SF

24th March 2023

Revision --

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1.00 Introduction

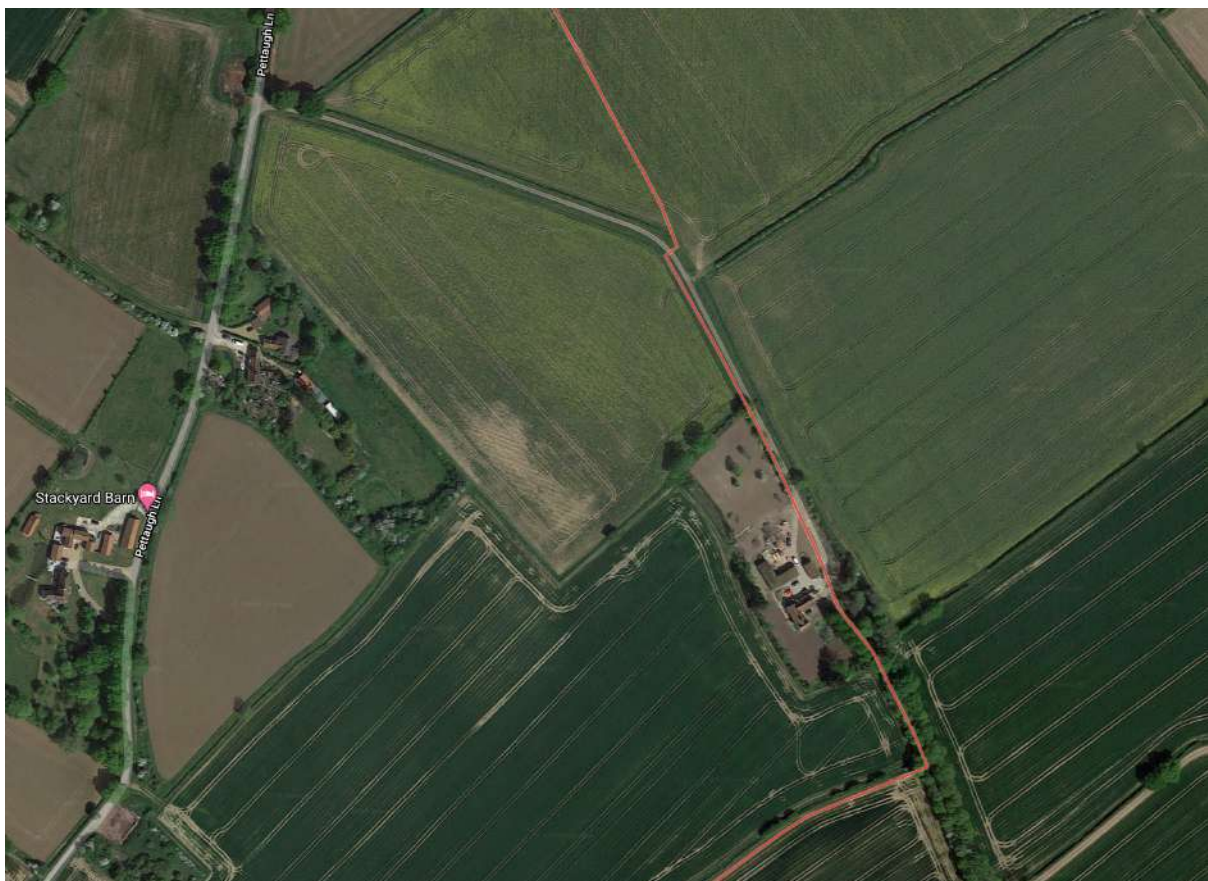
This statement has been prepared to assist with the understanding of the application for the above site which is currently submitted to Mid Suffolk District Council for determination.

The submission comprises the conversion of an existing agricultural Hayloft and land within its curtilage to form a private dwelling.

This document should be read in conjunction with the further supporting documentation submitted for consideration.

2.00 The Site and Context

The proposal site comprises part of the Ryes Farm, Gosbeck . The Farm is situated to the north-east of the village, to the East side of Pettaugh Lane down a long private drive .



The agricultural building proposed for conversion is sited within a level area of the farm, to the north of the main farmyard, being bounded to the south by range of adjacent buildings and hardstanding, with surrounded on the other boundaries by arable land. An adjacent residential barn conversion was recently finished following the planning approval DC/21/00317/FUL

3.00 Planning Policy Context

The site is within flood zone 1, and not therefore deemed to be at risk of flooding.

The site is not within a conservation area or other protected landscape.

The building is within the ownership of the Ryes Farm, which is listed at Grade II. The subject of this application was in agricultural use at the time of listing and therefore not deemed to be covered by the curtilage listing although the building is of Historical merit and worthy of retention as a building suitable for conversion, under the Local Plan policy HB5 and the NPPF.

4.00 Planning History

In March 2021 an full planning application was granted for the conversion of the adjacent agricultural barn (approval DC21/00317/FUL) .

5.00 Proposal

This application comprises the change of use of the existing building to create of a 1 bedroomed private dwelling, extending to 46sqm on the ground floor and a further 34sqm on the first floor.

The proposed dwellings will be served by the existing access point which also serves the farm house, which runs to the north of the main farmyard. This route, as approved under the previous planning approval, with existing exit onto Pettaugh Lane to the North.

Proposed areas of private planting to the side of the conversion will improve the setting of the building, as well as that of the farm and listed building in general, as will the aesthetic improvement of the building itself, preserving a historic asset, and the setting of the adjacent Listed farmhouse.

This current application substantially retains the existing building with only minor alterations to allow for the conversion. These comprise as below;

- Provision of private garden and simple post and rail fence and native hedge
- Accommodation for secure cycle and vehicular storage and doors to open bays
- New internal Insulation and new timber cladding
- Additional fenestration as indicated including rooflights

6.00 Conclusion

The proposed scheme seeks to incorporate new insulation and new timber cladding to enhance the thermal efficiency of the building and maintain the external appearance maintaining the contribution to the farmyard setting, and that of the adjacent listed asset, whilst generally maintaining the approved form, layout and general fenestration pattern.

The scheme provides for only one bedroom, and consequently will require a single parking spaces under the SCC Highways parking guidance although two are shown to allow for visitor parking.