

High Barn, Drinkstone – Mr & Mrs D. Balmer
Planning and Heritage Statement
Boot Room Extension



1. Introduction
2. Planning History
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5. Conclusion

REV	DATE	COMMENTS	BY	CHK
P1	07/04/23	Revised scheme	AW	AW

1. INTRODUCTION

1.1 Location, Context and Policy

This document has been produced in support of a Householder Planning & Listed Building Application proposing an orangery and boot room extension at High Barn, Chapel Lane, Drinkstone, IP30 9TA. The site, indicated by the red line on the below image is situated along Chapel Lane a residential cul-de-sac, with dwellings both sides of the lane. Immediately to the north and west are arable fields, with woodland to the east and residential development to the south. High Barn is sited within the Drinkstone village settlement boundary.



1.2 The Site

Located in the southern settlement of Drinkstone, Drinkstone Green, the site is set within a well-established residential area off the main road through the village, Gedding Road. The site is of use C3 (dwellinghouses), with the dwelling and ancillary buildings positioned centrally between the entrance off Chapel Lane and the rear boundary. Chapel Lane running west from Gedding Road provides the only access to the site, with the lane terminating with a horse menagerie. The site has various elements of hedging and trees lining its boundaries, none of which will be affected by the proposals. The property is positioned within the Zone 1 floor area and is therefore not liable to flooding.



1.3 Listing

High Barn originally formed a single property, but, like many farmhouses following the Enclosure Act of 1853, was divided into two cottages to support the housing requirements of the local labour forces tending to the land. The barn was further converted back to a single dwelling at the close of WW2, becoming Grade II listed in April of 1988, No. 1032609.

DRINKSTONE DRINKSTONE GREEN, CHAPEL TL 96 SE LANE 1/1 - High Barn - II

House; built as a barn in C18 and converted to a pair of cottages in early/mid C19; mid C20 remodelling. 4 bays. 2 storeys. Timber-framed and plastered; the framing is exposed with plaster infill along the front elevation; primary-braced studwork. Thatched roof with an axial chimney of C19 painted brick. Mid C20 casements. A single-storey C20 entrance porch with hipped thatched roof to right; a C17 moulded plank door with vertical glazed slats. C18 tiebeams at open trusses retain long arch braces. At the 2nd bay from the west, there is no original studding; instead there are arch braces beneath the tie beam, indicating that the building was built with a porch at this point. Despite C20 alterations, the building is of interest as an early example of the conversion of a farm building into dwellings.

In the Drinkstone Neighbourhood Plan (November 2019) High Barn is described as 'a large detached barn, providing evidence of an early example of a barn conversion into two cottages. The barn has a typical four bay arrangement, with central chimney breast with a thatched roof covering'. This previous dividing up of the barn is still visible in its current floor plan with rooms being accessed through other rooms rather than having a central space to circulate through.

2. PLANNING HISTORY

2.1 Previous Applications

DC/22/04893 / DC/22/04894 – 25.11.22

Permission refused for Erection of side extension forming boot room, central orangery extension and internal works.

3851/15 – 28.10.15

Permission granted for a two bay cartlodge with attached annexe in the curtilage of High Barn.

0650/14 – 27.02.14

Permission granted for a three bay cartlodge with garden store in the curtilage of High Barn.

0491/14 – 17.02.14

Permission granted to re-render the exterior of the building, replace existing metal windows, repair the chimney stack. Installation of new oil fired heating system.

1404/88 – 20.12.88

Permission granted for first floor bookstore to existing library extension.

0191/88/LB – 20.12.88

Permission granted for first floor bookstore to existing library extension.

2.2 General Background to Previous Works

Of the previous extant permissions above, only 0491/14 and 3851/15 have been enacted. The previous owner prior to the applicant has carried out various stages of repair and remodelling, including the northern single storey extension forming the kitchen and the eastern thatched porch extension all believed to have been constructed in 1977. The subsequent permissions of 1988 were not enacted.

The current owners have carried out significant restorations and improvements to the property all under the appropriate consents, and being the family home, they will continue to ensure they are effective custodians of the listed building maintaining the building as necessary to retain the heritage asset.

3. DESIGN PROPOSALS, STRATEGY AND ASSESSMENT

3.1 Proposal Summary

There are two main elements that form the proposals; the first, a boot room extension to the west of the property and the second, alterations to an existing modern extension. These alterations are de-minimus in their nature and are designed to complement both the historic and modern elements of the property, to ensure the extension is a seamless addition.

3.2 Design Concept – Boot Room

- 3.2.1 The purpose of the boot room is to provide a secondary entrance into the property for utility purposes.
- 3.2.2 The single storey nature of the addition ensures it is subservient to the main barn, and with the cat slide roof design extending from the previous extensions, the boot room is equally subservient in nature to those.
- 3.2.3 The extension is proposed to be constructed off of more modern walls thus negating the loss of any historic fabric.
- 3.2.4 The material palette complements the existing barn and previous extensions with matching brickwork walls and plain tiles roofs.
- 3.2.5 A large timber screen provides access into the boot room and maximises the views over the adjacent fields. The screen reflects the existing timber screen to the kitchen on the east elevation.
- 3.2.6 A modest window on the northern elevation will complement the natural light further.

3.3 Design Concept – Alterations

- 3.3.1 The internal alterations are restricted to the more modern extensions to the property.
- 3.3.2 The existing timber screen to the entrance hall on the east elevation is to be removed and the opening altered to accommodate a new, larger timber screen.
- 3.3.3 Internally, the existing window is to be removed and the opening brought down to finished floor level to accommodate a new double timber doorset into the boot room.
- 3.3.4 The existing northern kitchen window is to be removed and the opening infilled due to it being enclosed by the boot room extension.

3.4 Layout and Scale

The layout of the boot room improves the plan form of the property and does not compromise any of the existing spaces, including the original barn. The extension ensures the property is useable for the applicant's family for the foreseeable future. In its scale, the boot room is modest in plan form and by forming the roof by extending the existing roof lines using a cat slide design, the scale is more organic and less of a bulky bolt on.

3.5 Impact

The boot room extension has been deliberately designed to ensure the abutments are with modern walls rather than the heritage fabric of the barn walls. The roof scape is formed from two cat slides minimises the aesthetical impact on the property.

The impact of the alterations is regarded as entirely de-minimus as it is localised to previous extensions and aesthetically replaces an existing timber screen with a slightly enlarged one replicating the existing screen on the east elevation.

4. PREVIOUS PLANNING AND LISTED BUILDING CONSENT REFUSAL

4.1 Introduction

A previous application was submitted by the applicant in August 22. The scheme included for a larger boot room, orangery and various elements of internal remodelling to the original elements of the barn. Whilst pre-application advice was not sought, discussions were held between the client, TOA and Thomas Pinner (Acting Senior Heritage Officer, Barbergh and Mid Suffolk District Councils) with some high-level advice being given resulting in the re-design of the scheme. Following the redesign a further email exchange confirmed that the scheme was still not supported by the Heritage Officer and outlined the reasoning for this in an email exchange as Appendix A.

It is noted that whilst there were negative comments regarding the boot room, the greater portion of concern lay with the orangery extension.

4.2 Analysis of Feedback in Email Communications

The feedback received from the Heritage Officer was useful, and whilst at the time of the previous application was considered too drastic a change to be considered, it has informed the design of this revised application.

Reviewing the comments, the eaves level was considered an issue as it was higher than the eaves of the previous extensions. This was due to the original flat roof design and has been mitigated in this re-design by utilising cat slide roofs which ensure the eaves are the same level as the existing.

The second consideration was the boot room not projecting beyond and around the west gable end of the modern extension. This has been mitigated in the re-design by reducing the plan area to a more modest plan form and ensuring the wall lines through with the existing western gable.

The third comment refers to the brickwork plinth and timber clad combination. The mitigation in the re-design is to utilise brickwork throughout the extension so it provides a more homogeneous link to the previous extensions.

4.3 Analysis of Refusal and Planning Policy

The refusal commentary relates mainly to the previous orangery extension and so these references in isolation are not considered as the orangery has been omitted from the scheme of works. The development principle generally was considered acceptable in accordance with policy H18 of the Local Plan, and the boot rooms location specifically, was noted as unopposed from a heritage perspective. More generally, it was considered *'that the proposal would cause low to medium level of less than substantial harm to a designated heritage asset because the proposed orangery extension would detract from the significance of the listed building due to its size, position and articulation. The proposed boot room would also detract due to its unsympathetic articulation'*.

The wider concerns listed in the refusal relating to the boot room specifically can be summarised in the following:

- Articulation with existing extension needs to be more sympathetic and therefore may restrict the footprint possible.
- Design of extension was discordant, with a traditional language for the walls below a very untraditional roof form.
- Oversailing of eaves looks awkward.
- It does not work for the extension to extend beyond the western face of the gable of the existing extension.

The concerns noted above largely pertain to the awkward plan form which then leads to the discordant extension and over sailing eaves. These concerns have helped inform the revised design proposal. The revised design has reduced the boot room in size so as to line the rear wall through with the existing gable wall of the previous extension. Lining this through and utilising the cat slide roofs enables the eaves to then line through with the existing providing a more harmonious integration with the existing built form. Further, by matching the facing brickwork of the previous extension, the new boot room has a more organic presence rather than feeling like a bolt on extension.

By addressing these concerns, it is considered that the revised boot room extension will arguably cause no harm to the listed building. The integration with the previous extension would ensure that aesthetically it would appear to have been constructed at the same time and would certainly not cause any increased harm to the elevational views of the listed building, supporting the provision in Development Plan Policy HB1 that requires all such proposals to protect the character and appearance of the heritage asset. Furthermore, the position of the boot room means that all wall abutments are not against the listed building but against the modern extension and would therefore safeguard the statutory objectives in S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As noted in the refusal, Development plan policy CS5 requires all development proposals to protect, conserve and where possible enhance the built historic environment. The proposals certainly protect and conserve the heritage asset, and the applicant's continued maintenance and upkeep of the property further reinforce this. Policy HB4 provides that listed building consent for extensions to listed buildings will only be granted if the proposal does not dominate the original building and does not detract from the architectural or historic character of the building, both externally and internally. Internally, all changes are within the modern extension and ensure the original dwelling is untouched by the works. Externally, the boot room does not dominate the original building in any way, and is rather modest in its extension, the extension, therefore, is considered to comply with policy HB4 as there is not domination, or demonstrable harm to the listed building.

5. OUTLINE SCHEDULE OF WORKS

5.1 General

This section aims to describe the outline construction works necessary to form the proposals. It is broad in its nature and is not to be read as an architectural specification to construct from. In accompaniment of the below, please refer to the following drawings:

1000_2210 – Site Location Plan

1010_2210 – Existing Plans

1015_2210 – Existing Elevations

1030_2210 – Photographic Schedule

2010_2210 – Proposed Plans

2015_2210 – Proposed Elevations

5.2 Demolitions

- 5.2.1 Removal of existing window and frame from kitchen.
- 5.2.2 Removal of existing window to entrance hall and opening altered down to finished floor level.
- 5.2.3 Removal of existing timber screen leading into entrance hall and opening increased in width.
- 5.2.4 Existing window and door to lobby removed and opening carefully altered in width to receive new bi-fold doorset.
- 5.2.5 Scrape back existing gravel finish to extents of boot room floor plan ready to undertake reduced level dig for floor slab.
- 5.2.6 Strip half of existing pitched roof tiles ready to alter structure for cat slide roof.

5.3 New works – Internal Alterations

- 5.3.1 Install new timber double doorset to altered opening in entrance hall.
- 5.3.2 Infill opening where kitchen window was previously.
- 5.3.3 Install new timber screen to altered opening into entrance hall.

5.4 New works – Boot Room

- 5.4.1 Pour foundations to boot room walls.
- 5.4.2 Construct boot room walls tying them into the previous modern extension walls.
- 5.4.3 Lay boot room floor slab, damp proof membrane, insulation, separating membrane, screed and floor finishes.
- 5.4.4 Install new timber screen and casement windows.
- 5.4.5 Install new cat slide roof structure on to new walls and the previous modern extension walls.
- 5.4.6 Install new roofing membrane lapped under existing, new roofing battens and relay existing plain tiles supplementing with matching tiles where additional tiles are needed.
- 5.4.7 Install rainwater goods discharging into ditch opposite boot room extension.

6. CONCLUSION

- 6.1 The historic importance of the host building is apparent in its listed status, and the approach taken to the proposed extension arguably causes no demonstrable harm to the listed building.
- 6.2 The feedback from the previous refusal has been implemented in totality, resulting in an extension that integrates seamlessly with the previous modern extension.
- 6.3 The continued efforts of the current owners to maintain and upkeep the barn using heritage conservation methods is testament to their commitment to preserve and improve the barn in the future.
- 6.4 To conclude, the proposals will not give rise to any demonstrable harm that would weigh against the proposal.

APPENDIX A

Aaron Worley

From: Thomas Pinner <Thomas.Pinner@babberghmidsuffolk.gov.uk>
Sent: 02 November 2022 10:34
To: Aaron Worley
Cc: Helen Noble; Dan Balmer
Subject: FW: 2210 - High Barn, Drinkstone DC/22/04894
Attachments: 2010_2210_P5 - Proposed Plans.pdf; 2015_2210_P4 - Proposed Elevations.pdf

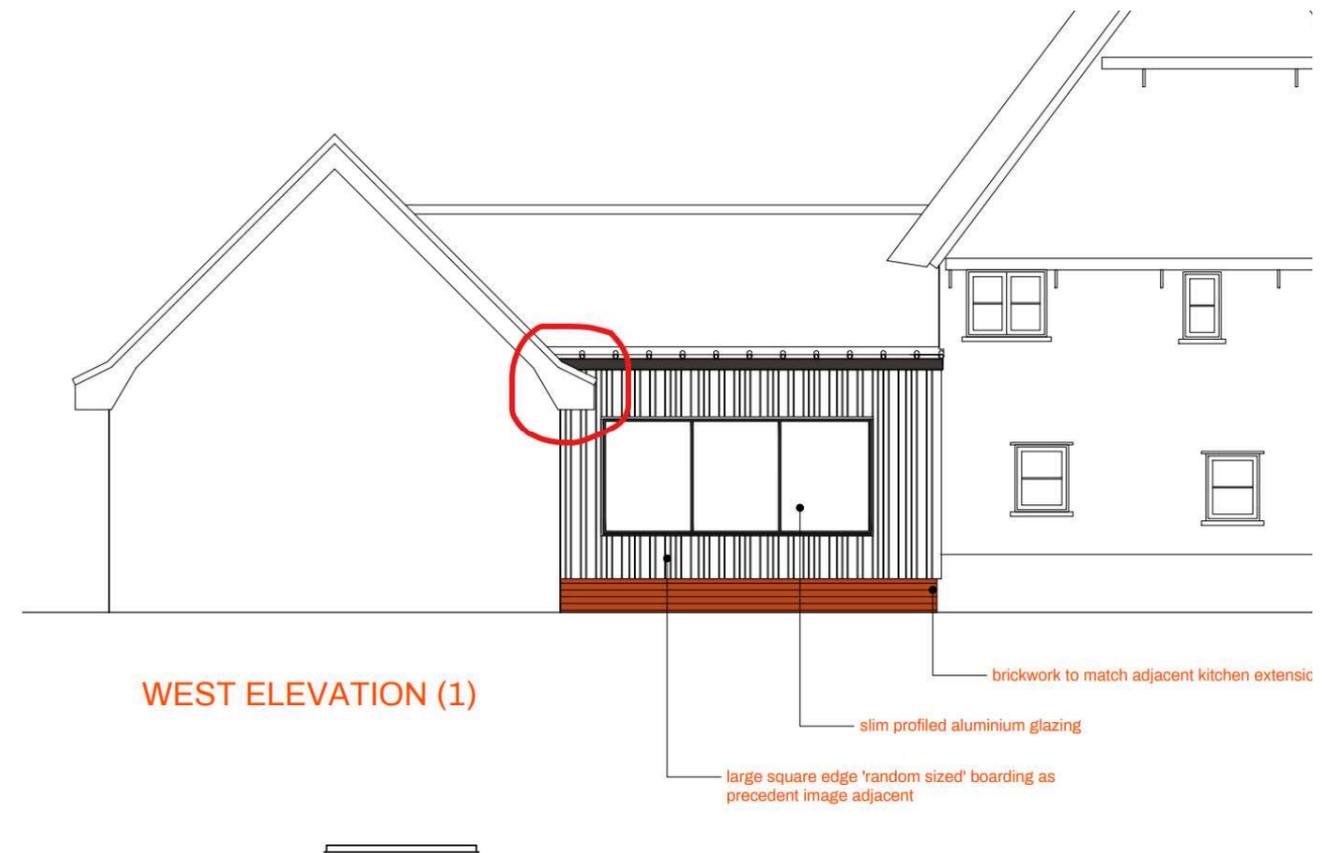
Dear Aaron,

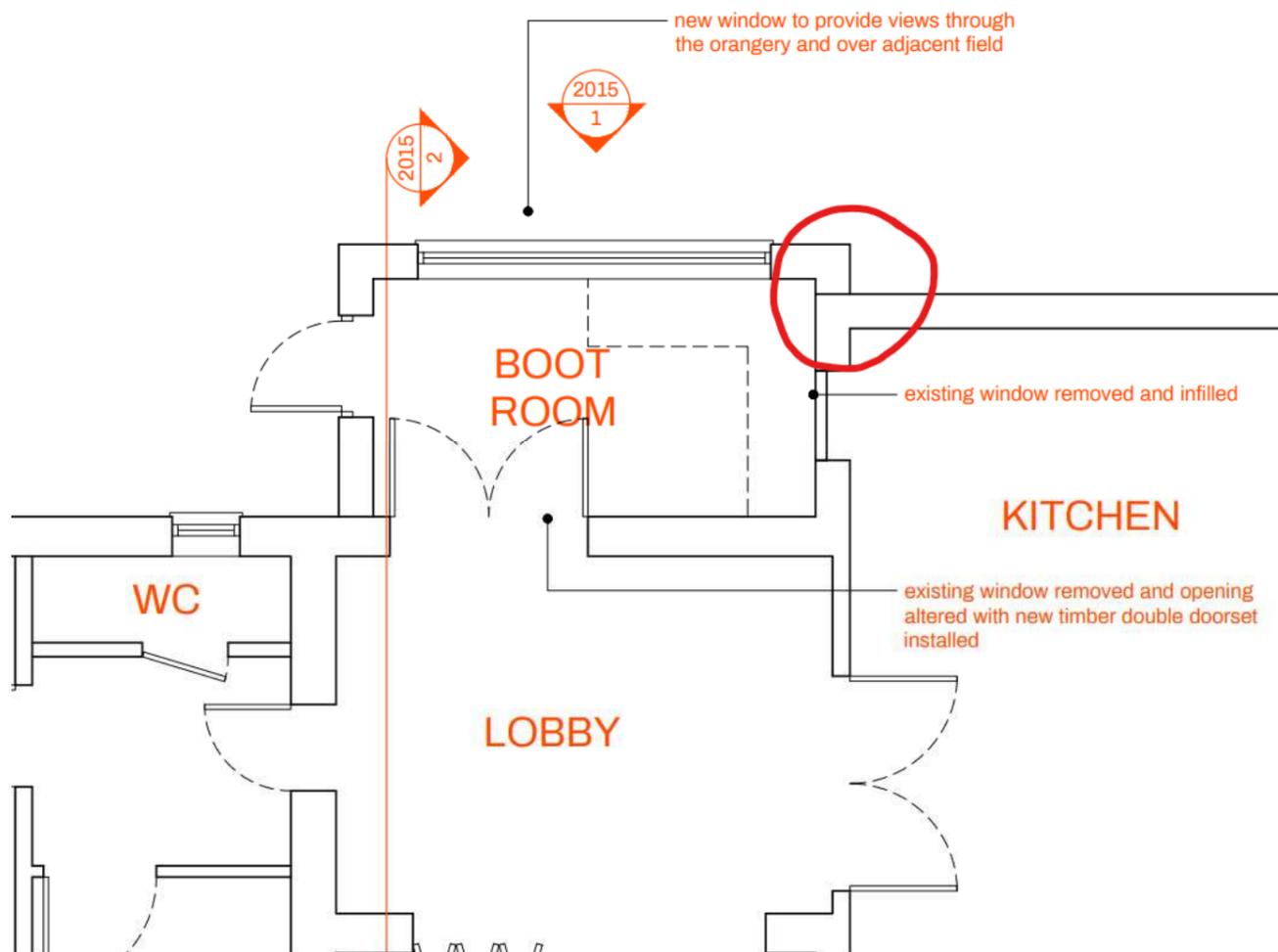
Thank you for your email and revised drawings.

Orangery - The changes to the design of the orangery are an improvement over the original design, but having considered further, as I thought on site might still be the case, I consider that the location and scale of the orangery remain issues, and more fundamental ones, that mean this extension would still be harmful and thus not supported in heritage terms. I consider that any addition extending all the way from the proposed doorway to the drawing room, to the lobby in the later extension, is likely to result in too much of the rear of the historic core being obscured externally, even with the extensive use of glazing, and in the building having too much modern addition, in both cases when combined with the 1970s extension. Together they would then dominate the historic core and erode the importance of the latter as historically the principal element, and erode a sense of its historic proportions and relative historic status. There also remains issues with the articulation between the proposed orangery and 1970s extension. As such, I consider it unlikely that this addition can be suitably achieved as desired.

A smaller, separate addition attached to the north of the 1970s extension (requiring ground level changes), may be possible to achieve in a sympathetic manner. Alternatively, although much more work, the 1970s extension could be removed, and it may then be possible to add something slightly bigger in its place. And/or you may also wish to consider the potential to change the internal arrangement of the current spaces, in order to provide the additional garden room space and/or improve connections between the rooms without requiring a further extension. It is not obvious that the current internal arrangement in the historic core entirely reflects a historic layout, so there may be some scope to change this (but this should be explored in a Heritage Statement), and there would also appear to be some inefficient use of space at the moment that possibly then could be better optimised.

Boot Room – I consider that the eaves level of the boot room still needs to be lowered, so that it is not higher than the eaves of the pitched roof adjacent – at present the resulting oversailing looks awkward and does not reflect a traditional hierarchy of additions. Secondly, I consider that the boot room should not project beyond and around the west gable end of the modern extension, as this junction is also likely to otherwise look awkward. Also on this point, the way this junction is shown does not seem to match across the drawings. On the West Elevation Drawing, the entirety of the bargeboard on the gable of the modern extension remains visible, but I am unsure how this is possible when the boot room is otherwise shown to extend beyond it. The relevant area is highlighted below. Thirdly, I am not sure that the traditional style brick plinth fits with the more contemporary style vertical cladding, large window, and flat roof, and likely requires some revision to create a more homogeneous design.





I hope that this clarifies everything,

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
 Acting Senior Heritage Officer
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For our latest Coronavirus response please visit click the following link-
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

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We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Aaron Worley <aaron@31architecture.co.uk>
Sent: 24 October 2022 19:24
To: Helen Noble <Helen.Noble@babberghmidsuffolk.gov.uk>
Cc: Thomas Pinner <Thomas.Pinner@babberghmidsuffolk.gov.uk>; Dan Balmer <dan@broadoakconstructionltd.co.uk>
Subject: RE: 2210 - High Barn, Drinkstone

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Good evening, Helen, Thomas,

Following the below, please see attached the revised plans covering a design change following the informal comments we received after the site visit. The designs have reduced the size of both the orangery and the boot room and provided a more modern aesthetic to positively contrast with the barn. The glazing to the orangery seeks to reduce its visual impact on the barn and this is replicated in the slender stepped flat roof profile. The boot room is now proposed to have a vertical larch cladding finish with 3no widths of cladding board randomly set out with slightly larger gaps between the boards to create regular shadow gaps.

I hope we have interpreted your comments correctly Thomas, but if you do have any further comments we will happily address them.

Helen, would this need any extension of time? In the mean time we will revise the planning statement and re-issue in due course.

Kind regards,

Aaron

Aaron Worley | BSc (Hons) PgDip MCIAT
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Thirty-One Architecture Ltd

From: Aaron Worley
Sent: 19 October 2022 20:14
To: helen.noble@babberghmidsuffolk.gov.uk
Cc: Thomas Pinner <Thomas.Pinner@babberghmidsuffolk.gov.uk>; Dan Balmer <dan@broadoakconstructionltd.co.uk>
Subject: 2210 - High Barn, Drinkstone

Good evening, Helen,

I hope you are well.

Thomas undertook his site visit at the above site (application numbers: DC/22/04893 and DC/22/04894) and provided us with some really helpful feedback on the design. That said, this does involve some proposed tweaks to the aesthetics that we are working on and are looking to provide these by the end of the week in lieu of the original design. Hopefully, this will then be in time for Thomas to formally provide comment on this scheme rather than the original scheme that he was not supportive of. I appreciate this is a slightly unorthodox way of working, but hopefully, this is agreeable with you and if needed we are happy to discuss an extension of time.

Kind regards,

Aaron

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