

TOP BARN, SHIMPLING ROAD, HARTEST IP29 4ET

DESIGN & HERITAGE STATEMENT

Site description

The proposal is to provide a single storey, pitched roof extension to the northern side elevation to create a family size kitchen/eating and seating area.

A pre-application enquiry ref. DC/22/04542 was undertaken last year which found the design proposed to be sympathetic to the site and surrounding area.

Top Barn is a detached, 2 storey barn conversion completed in 1978, ref. B/0373/78/FUL and granted on 16/6/78. The dwelling is not listed but in a conservation area and within the area Stour Valley Special Landscape.

It appears that the character of the original barn has been considerably altered by conversion to a dwelling, therefore there does not appear to be sufficient historic interest now to identify the building as a non-designated heritage asset. When the original building was converted it was not considered curtilage listed.

The building (prior to conversion to dwelling) was originally added between 1884 and 1902, likely as an open sided cart shed forming part of the then adjoining agricultural buildings.

The site is located to the south of Shimpling Road next to a stable/out building and another barn conversion, Middle Barn which has recently been granted permission to change of use from office use to a dwelling.

Design

The extension proposal for Top Barn is traditional and simple to reflect surrounding farm buildings. The materials proposed are the same as the existing dwelling, so black stained weatherboarding and slate roof with painted hardwood windows in the same style as the existing fenestration. The position of the extension is sympathetic to the linear development of the agricultural buildings over the years.

A simple link building with glazing to elevations east and west and a small pitch slate roof provides a walkway from the barn conversion to the new proposed kitchen. The link maintains an appropriate break between the old barn conversion and new kitchen.

The street scene is not impacted as it will be the low gable end only which is visible, not extending beyond the current building line. The tree canopy and natural hedging will remain along the boundary (north) to the road reducing sight of the the extension entirely for much of the year.

No external change to the existing barn conversion is proposed. Internal reconfiguration of existing very small bedrooms to create 2 practical double bedrooms (allowing space for storage) and shared bathroom with a study/bedroom on the ground floor together with cloakroom/bathroom. No additional windows or doorways are proposed.

Parking and turning space to the east boundary where there is currently a 5-bar gate combined with pedestrian gate is proposed, which will be a gravelled area edged with woodland planting, providing parking for up to 3 cars.

Access

The proposal will have no effect on the existing access to the property.

Landscaping

The garden, predominantly to the west and north of the property will be planted with beech hedge, natural borders with wild grasses and flowers under the existing fruit trees, incorporating a lawn edged with woodland flowers and shrubs. Planting along the east elevation of proposed extension will be box hedge for structure, together with holly and other woodland planting such as hellebores as well taller shrubs and flowers to enhance. Landscaping would retain a natural planting scheme which will enhance the garden and proposed extension. Currently the garden is quite bare apart from fruit trees, all of which will be retained and enhanced with natural planting.

Boundary fencing west and north will continue the existing east side post and rail, with just the south/west side retaining the existing boundary fencing.



East elevation



North elevation



Boundary fencing



West elevation and garden