

Design, Access and Heritage Statement incorporating Schedule of Works

Change of use of existing residential annexe to holiday let

at

Hall Barn, Chapel Road, Wattisfield, IP22 1NX

April 2023

R O G E R   B A L M E R

D E S I G N



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## 1.0 INTRODUCTION

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- 1.1 This document has been prepared to accompany a Full Planning Application for the change of use of an existing residential annexe at Hall Barn.
- 1.2 Planning and Listed Building Consent was obtained in 2003 for the conversion of an existing barn and outbuildings to a dwelling, reference 0964/03 and 0166/03/LB. This work has been completed, and the buildings are in their approved use.
- 1.3 The approved works created a 4 bedroom dwelling within a large two storey Listed barn (the principal residence) along with the creation of a 3 bedroom annexe and a 4 bay garage utilising related ancillary outbuildings.
- 1.4 The current scheme proposes the change of use of the annexe to a single holiday let. There will be no physical alteration works to the building required for this change.

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## 2.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND CONTEXT

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- 1.1 The main barn is a Grade II Listed structure, with its Heritage List Entry noted below. The annexe would be considered a curtilage Listed structure.

*3/91 Barn to the south-east 15/11/54 of Wattisfield Hall (formerly listed as Wattisfield GV Hall)*

*II*

*Barn, early C17. Timber-framed and weatherboarded; clay pantiles; gable ends rebuilt in C20 brick; a later full height porch on the north side. Interior with good close-studding, middle rail, arched braces halved against outer surface of studs. Some sections with later repairs. 8 bays, with a partition wall dividing off the 2 western bays. Main posts with long jowls, trusses with straight tie-beams and long slightly arched braces in situ. The trusses by the entry have 2 braces on each side. Roof in 16 bays of irregular length: 3 rows of unstepped butt purlins, the middle 8 bays with plank-like shallow arched windbraces; cambered collars. This building was previously listed with the house.*

*Listing NGR: TM0076373853*

- 1.2 The site is also located within Wattisfield Conservation Area, originally designated in 1973.
- 1.3 The change of use will have no effect on the character or significance of the identified Listed Assets. No physical works are proposed to the building, with all works having been carried out as accepted by the previous approvals.

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## 2.0 PROPOSALS – (USE, LAYOUT, AMOUNT, SCALE AND APPEARANCE)

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- 2.1 The proposals consist of a change of use of an existing residential annexe into a holiday let.
- 2.2 The original planning approval and listed building consent for the structures on this site created one residential unit, which was split into a 4 bedroom principle residence in the main barn, and a separate 3 bedroom unit in the outbuilding, which, given the wording of the approvals, was taken to be an ancillary annexe. The annexe was converted first, and the Applicants lived in this whilst the main barn was converted, which was a long and time-consuming process. The main barn is now complete, and the Applicants now live there, with the annexe now sitting empty. The Applicant does not foresee that they will have a need for an annexe in the near future, and rather than have an entire building left vacant, the Applicant wishes to make use of the unit as a holiday let, given their knowledge of interest in the local area for this type of accommodation.
- 2.3 *Use* – The building is currently used as a residential annexe. All of the application site is currently in C3 residential use, and so no change in use class is required.
- 2.4 *Layout / Amount* – The proposed layout is as shown on drawing no. 2023 – 01 and 02, which shows both the existing and proposed layouts (no changes proposed)
- 2.5 *Scale* – No changes are proposed to the existing buildings size and scale.
- 2.6 *Appearance* – No changes are proposed to the existing buildings appearance.

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## 3.0 LANDSCAPING AND ACCESS

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- 3.1 No landscaping works are proposed.
- 3.2 Parking for 2 vehicles will be available to the North West of the building within an existing parking area.
- 3.3 Vehicular and pedestrian access to the site will remain as existing.

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## SCHEDULE OF WORKS

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No physical works are required to the building to facilitate the proposed change of use.