

# COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

ERECTION OF OAK-FRAMED INCIDENTAL OUTBUILDING FOLLOWING  
REMOVAL OF EXISTING SUMMER HOUSE AT WALLOW FARM,  
WALLOW LANE, SUFFOLK



Julius Bahn,  
The Millworks,  
Heath Mill Road,  
Wombourne,  
South Staffordshire,  
WV5 8AP

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## 1. Introduction

This combined Design & Access Statement and Heritage Statement has been prepared by Julius Bahn to accompany a householder planning application for the erection of an oak-framed incidental outbuilding within the curtilage of Wallow Farm following the removal of the existing summer house.

Wallow Farm is a Grade II listed building that lies between the towns of Bury St. Edmunds and Ipswich in Suffolk. The application site is not on Article 2 (3) land nor is it located within a Green Belt.

This document should be read in conjunction with the drawings included in the accompanying application, including:

- Location plan at 1:1250 (Drg. 88367/01);
- Existing block plan at 1:500 (Drg. 88367/02);
- Proposed block plan at 1:500 (Drg. 88367/03);
- Existing floor plan, roof plan and elevations at 1:100 (Drg. 88367/04);
- Proposed floor plan, roof plan and elevations at 1:100 (Drg. 88367/05).

Julius Bahn will be designing and constructing the proposed outbuilding on behalf of the property owner. Julius Bahn are one of the country's leading specialists in the design and construction of oak-framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

## 2. The Proposal

The proposal is for the erection of a detached incidental outbuilding to the rear of Wallow Farm following the removal of the existing summer house. The proposal would also necessitate the removal of a section of pergola/trellising within the garden adjacent to its proposed site. The proposed outbuilding would be constructed of an oak frame, clad in weatherboard, and it would sit under a dual-pitched roof of clay pantiles.

## 3. Heritage Statement

Wallow Farm was first listed on January 24<sup>th</sup> 1986 with the following description:

*"OFFTON WALLOW LANE TM 04 NW 5/152 Wallow Farmhouse - - II Farmhouse, C16 with alterations of c.1778 and mid C20. 3-cell plan. 2 storeys. Timber-framed and plastered; over the entrance is a raised plaster oval bearing the date 1778. Thatched roof with axial C17 chimney of red brick. Mainly mid C20 small-pane casements. Glazed panelled C20 entrance door. Heavy unmoulded wall and 1<sup>st</sup> floor framing members are of mid C16 or earlier, but altered in C18, when a further cell was added to right in slender framing. Various single-storey additions of C19 and C20 at rear."*

The significance of Wallow Farm lies in its evident historic fabric and its reflection of the local rural vernacular. It is not listed for its communal value with any other buildings.

Its setting is somewhat compromised by the Marshmoor Park situated just to the east which detracts from the vicinity, however, intervisibility between Wallow Farm and Marshmoor Park is fairly limited due to the rural barns and buildings that separate the two sites.

Wallow Farm is set with large grounds surrounding the property and to the rear. These would be largely retained and unaffected. There are no other listed assets situated near the application site to consider.

The existing summer house is clearly a much more modern addition to the site. It is of no particular merit – architectural, historical, or otherwise – and its removal and replacement is not contentious. Indeed, the proposal would provide a more concordant structure to the wider rural setting.

The proposed outbuilding causes negligible harm to the listed farmhouse. The generation of the incidental space in the form of the outbuilding causes no harm to the historic fabric of the listed property and reduces the need/demand for this building to be extended at a later date, helping to future proof the property whilst also providing improved amenity for occupants.

There is to be no anticipated harm caused to the listed property and, in light of the above, the following sections shall look at the proposal in greater detail.

#### 4. Use

The use proposed is wholly domestic and in conjunction with the main dwellinghouse. The outbuilding would replace an existing detached timber summerhouse. The outbuilding would be multi-purpose, having space for a home gym, home office and a games room to the ground floor. A mezzanine level would be inserted to allow for storage throughout two thirds of the building.

The domestic use would be entirely appropriate to this residential property, would have limited impact on the character and setting of the listed farmhouse and would be a continuation of the existing incidental use of the existing summer house.

#### 5. Amount

In terms of the amount of development proposed the outbuilding would be wholly subservient to the main property and would not be prominent in public views of the listed farmhouse.

The outbuilding would be set back from the listed farmhouse and the highway. This ensures that it would not be prominent in views of Wallow Farm from the public realm; it would not impact on views or an ability to appreciate the fabric and qualities of the listed building.

Space within the roof would be utilised for additional storage to maximise the use and function of the outbuilding.

#### 6. Layout

The proposed outbuilding is simply laid out with... an open plan, flexible space on the ground floor to be used as a home office, home gym and games room. Above would be an area for domestic storage, accessed via a ladder.

As mentioned above it would be positioned away from the main house to reduce its capacity to clash with the listed building.

It would be positioned in roughly the same position as the existing summer house at the end of trellis-lined path in the rear garden of Wallow Farm. The proposal would not unduly alter the character of the layout of the site or the setting of the listed building.

#### 7. Access

There would be no alterations to the access arrangements at the property. The site would retain existing access to and from the highway. It would therefore not be necessary to make any changes to this end.

## 8. Scale

The outbuilding is set back from the main property so as to reduce the impact and create less of a distraction from the main farmhouse. In terms of height the proposal has a ridge height of approx. 5.7m. This is significantly lower than that of the main farmhouse which is two-and-a-half storeys in height and features a prominent main thatched roof.

The scale is reduced further by the lightweight nature that the material choice creates. For example, a bricks and mortar structure of the same dimensions would be much more impactful than weatherboarded and glazed structure that this application proposes.

Given the siting in the place of the existing summer house the proposal generates no concern with regard to overlooking of either neighbouring properties or public spaces.

## 9. Appearance

The new building would provide a high-quality traditional structure, being constructed from English Oak using traditional construction methods. The oak would 'silver off' over time, helping it to appear weathered-in to its surroundings.

The outbuilding has been intentionally designed so as to appear as a barn typical of the rural setting – with external facing timber and pantile roof enjoying a good level of visual synergy with the barns on the adjacent land to the north east.

The proposed outbuilding would be intentionally barn-like in appearance – highly appropriate to the rural setting. Indeed, the pantiles chosen would match those of the adjacent barn. Overall, it would create a visually sympathetic outbuilding that would have share a level of visual synergy with the nearby buildings.

To this end, the appearance of the outbuilding would be sympathetic to the main house and would not harm the setting or character of it.

## 10. Landscape

The proposed outbuilding would be sited as far away from the existing tree line as the current summer house is. A section of the existing trellising/pergola would also need to be removed to the south east of the summer house to accommodate the new building.

The rest of the garden would remain unaffected by the proposal. The application site is situated away from water courses and is accordingly situated within flood zone 1.

The application site is also free from TPOs and is not located within a Conservation Area.

## 11. Sustainable Development

The proposed extension will be constructed of oak sourced from well managed sustainable and renewable forests, whilst the traditional carpentry method to be employed rely less on the use of modern power tools and would provide a structure that could be more easily dismantled, and the materials recycled and used elsewhere if necessary.

The outbuilding will feature argon-filled glazing – a thermally efficient solution that exceeds current building regulations requirements. The outbuilding's glazing ensures that significant amounts of natural sunlight will be able to enter the building, thereby reducing the need for energy usage for heating and lighting within.

Surface water drainage could employ sustainable methods, such as the installation of water butts for the capturing and recycling of rainwater.

The proposed construction methods and the materials to be used are therefore highly sustainable.

## 12. Conclusions

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed outbuilding would not unduly harm the character, appearance or setting of the listed building. The outbuilding generates additional space without any harm to the fabric of the listed farmhouse, as well as reducing demand for future extensions of the farmhouse.

The proposed outbuilding, set back from the dwelling, is an example of a traditional built form that would be a concordant addition to the site and would not be to the detriment of Wallow Farm.