

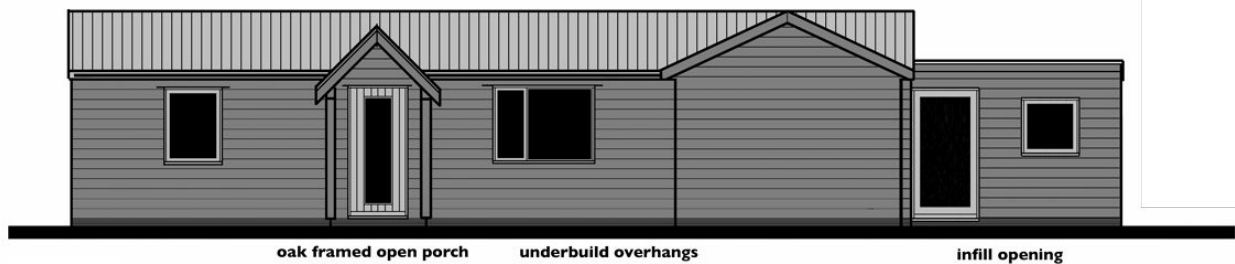
---

# Proposed Conversion of Stables To Dwelling at Weston House Cottage South Elmham Road, Mendham for Liz Frere-Smith

## Design and Access Statement

21 June 2023

---



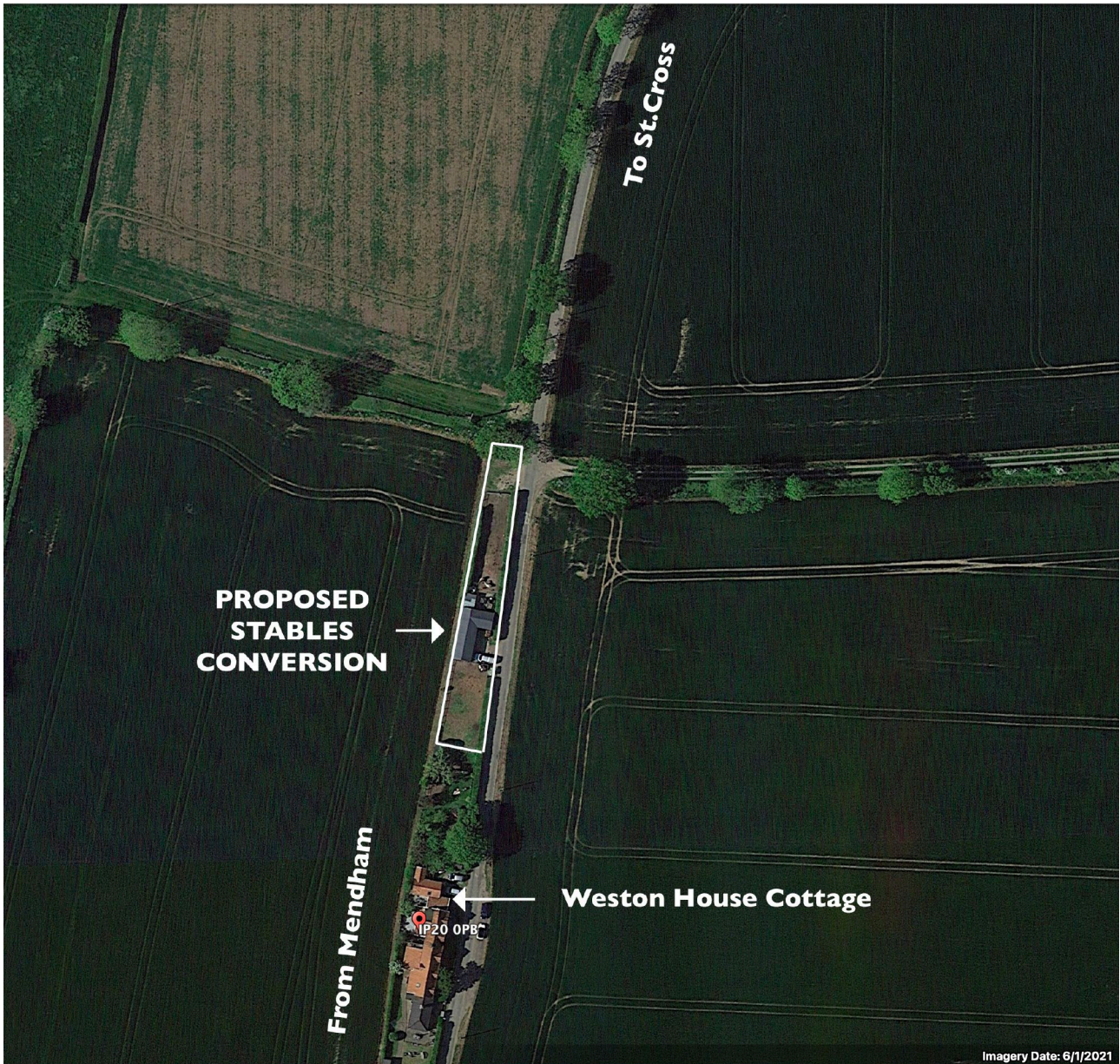
**:: Front (East) :: Proposed :: 1:100 at A3 ::**

**Please read this document in association with  
Drg.Nos.2302.1 - 6**



## 01.01 The Context

The site is outlined in white on this Google Earth extract.



The land comprises an area of land to the North of Weston House Cottage, South Elmham Road, Mendham containing at its centre a modern timber framed stables building. The site has an area of 756 sq.m., with a road frontage of 73.4m and an average depth of 10.3m

The site faces the public highway South Elmham Road on its East side. To the South is Weston House Cottage, whilst to West, North and East is arable land.

The site is isolated and within the countryside. The only near neighbouring property is Dragonmead, forming a pair of semi detached cottages with Weston House Cottage.

## **01.02 Site Analysis :: Physical Context**

The site is on a clay plateau in North Suffolk. To the East the land drops away to a shallow valley with extensive rural views.

The narrowness of the site suggests that the land was appropriated from the highway once the road received a metalled surface in the nineteenth century.

## **02: Proposed Scheme**

### **02.01: Objective:**

The object of the proposal is to convert the present stables building into a one bedroom dwelling for the use of the applicants. The site is part of the curtilage of a domestic building, and is used only for horses owned by the applicant.

The conversion will include thickening the timber stud walls to provide added stability and insulation, whilst the footprint will be increased to underbuild the overhanging roof of the stables on the East and South (wing) elevations. The roof will be replaced with new profiled steel sheeting with insulation to building regulations requirements.

The proposed dwelling will comply with Part M of the Building Regulations, with a mobility threshold and w.c. facilities.

.../...

.../...

## **02.02: Design Considerations**

### **Commission for Architecture and the Built Environment:**

The design principles used in the creation of this project have been based on the advice contained in the CABE publication “Building in Context ” and the Suffolk Design Guide.

### **Siting:**

The proposed conversion is limited by adhering to the present form of the stables.

### **Flooding:**

The site is within Flood Zone 1 with no risk of flooding.

### **Scale:**

The proposed dwelling is 67.9 sq.m. gross internal area. The ridge height and roof pitch will match the existing.

### **Form and Massing:**

The form and massing of the dwelling is dictated by the need to preserve the form of the existing dwelling. As the external envelope will remain unchanged (apart from underpinning the overhangs), the conversion will not be alien to the surroundings.

### **Amenity:**

The floor layout allows for reasonably spacious living spaces and an outside private amenity area where the current concrete apron is. A new indigenous species hedge will be planted across the present access, and the other access, at the North end of the site will be improved to allow an access to SCC Highways Standards.

### **Character:**

The new conversion has been evolved with the aim of creating a contemporary dwelling which respects the character of the existing building in its rural setting. Materials used refer to the existing stables.

### **Boundaries:**

The boundaries to the West and South are already defined. Alterations will be confined to the front the boundary hedge will be trimmed or replanted to allow a visibility splay to the upgraded North access to SCC requirements.

### **Landscaping:**

Landscaping will be confined to alterations to the East (front) boundary hedging as described elsewhere.

.../...



## **Overall Design:**

It is submitted that the materials, form and massing used will create a scheme of harmonised interest, which will not adversely affect the character of its rural setting.

## **02.03: Planning:**

A pre-application enquiry by the site owners in June 2022 (Ref.DC/22/02059) concluded that:

In summary, Policy CS1 identifies the enquiry site as being within the countryside. CS2 identifies that in countryside locations consideration will be given to the re-use of rural buildings, including their conversion. Policy H9 sets out the specific criteria under which such an application might be considered.

However, your enquiry specifically asks whether the conversion could be considered under Class Q. That Class relates to the conversion of agricultural buildings only, and a stable does not fall within this agricultural definition and so the conversion could not be considered under those regulations.

Taking the above into consideration the principle of the development proposed to convert the stable to a dwelling is likely to be acceptable under the local planning policies and guidance in the National Planning Policy Framework (NPPF), as a planning application.

However, the proposal as described is currently not supportable by officers due to insufficient information regarding the clear size of the plot and the associated garden and parking space, and the design details, but with the submission of acceptable information it may be.

Your previous enquiry regarding the use of the building as an annex also suggested that further information would be required, including how the main house and annexe would be inter-related, with a degree of dependence by the annexe on the main house. The limited space around the stable would tend to suggest that an annexe use may be preferable but working up the design and layout details may result in an acceptable scheme being achieved.

The proposal for a conversion to a separate dwelling would require a full planning application to be submitted, whilst a proposal for an annexe would require a householder planning application to be submitted.

.../...

.../...

## **02.04 Environmental Considerations**

### **Energy Requirements:**

The conversion will be carried out with the structure being constructed with high level of air tightness and with insulation to current stringent Building Regulations requirements. These measures, together with added solar gain from the area of South facing glass in the living area will allow the building to have a reduced carbon footprint without recourse to renewable technology. An air source heat pump (with appropriate noise assessment) will be used for hot water and space heating with underfloor central heating.

### **Highway Aspects:**

An updated vehicular access is to be provided at the North end of the site. This allows the maximum visibility to the North, whilst to the South a splay of 2.4m x 86m can be provided by trimming back/repositioning the boundary hedge with indigenous planting. Although this does not afford the 120m splay required by the County Council, traffic speeds are very low and traffic volumes minimal. The full dimension could be achieved on land within the applicants control but this would require the whole of the existing hedge to be replaced which would be contrary to keeping the rural character of the site.

The parking/turning arrangements will allow for two vehicles on the premises.

## **03 Scheme Benefits**

### **03.01 Beneficial Use of the Site**

The proposal will provide a new dwelling on a presently underused site in a sensitive and appropriate manner.

### **03.02 Design, Layout and Appearance**

The scheme has been designed to respect the existing surrounding rural landscape. It will use traditional materials in a contemporary way.

The materials, form and massing used will create a converted building of character and visual interest in harmony with its surroundings, which will enhance the locality.

### **03.03 Social/Economic Benefits**

The new dwelling will provide employment during construction, thus contributing to economic well being both locally and District wide, whilst future occupants will contribute to the economic well being of the area..

### **03.04 Environmental Benefits**

The dwelling will embody environmental measures to limit carbon consumption.

The scheme proposes a converted building in full compliance with local and national planning objectives. The new dwelling will also include a good standard of sustainability measures to improve energy conservation.

**John Putman  
The Hollies  
4 Station Road  
Earsham  
Bungay  
Suffolk NR35 2TS  
T: 01986 892454  
M: 07770 823164  
E: johnputman1@btconnect.com**

**21 June 2023**