

Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich,
IP1 2BX

Our ref: E895.C1.Let03a
02nd October 2023

Dear Sir / Madam,

HOUSEHOLDER APPLICATION - CONVERSION OF BARN/OUTBUILDING TO
STUDIO/HOME OFFICE

LOCATION: BARN/OUTBUILDING AT, THE OLD RECTORY, THE STREET, DRINKSTONE
BURY ST EDMUNDS, SUFFOLK

This Householder Planning Application seeks permission for repair works, improvements and alterations to a barn outbuilding in Drinkstone. The barn is in the grounds of the Old Rectory and is used as a workshop and for domestic storage. The barn was also used as a stable for horses by previous owners. The building is, however, underutilised due to its poor condition, dampness, and lack of weatherproofing. This application seeks permission for changes to the barn to improve the building and create a space which can be used as a home office and studio.

The barn is an attractive building built from coursed flint fieldstones with red brick detailing. It is not a listed building, nor is it within the curtilage of the Old Rectory which is a Grade II* listed building. Pre-application consultation with Mid-Suffolk Heritage Officers and Historic England Heritage Officers confirmed the building is not considered to be curtilage listed. It is, however, a historic building and in the setting of the Old Rectory and so care has been taken to ensure that the proposed external changes do not harm the setting and the proposals have been altered to reflect the pre-application advice which was received.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748



A structural survey of the barn has been recently undertaken which has identified cracking all around the building's brickwork. It is not insulated and has bare walls and floors. The first floor is a self-supported timber construction with a temporary timber staircase and is not suitable for regular use and may become dangerous. The roof is open and the purlins are undersized which has resulted in roof spread. This application seeks permission to undertake essential repairs and to improve the building to make it a long-term usable building which will help to secure its ongoing upkeep. While the repair of many of these elements could be undertaken without planning permission, the works proposed in this application include creating a new first floor to replace the existing free-standing mezzanine and the installation or replacement of doors, windows and roof lights which require planning permission. As such the full range of repairs, changes and improvements are described in this statement.

The changes put forwards in this application are as follows;

- Repair work to the building walls and roof;
- Installation of in-line roof lights on the east and west roof slopes;
- Installation of a timber glazed screen with horizontal louvres above the entrance on the west elevation;
- Replacement of the ground floor timber door with new timber framed glazed doors on the entrance on the west elevation;
- Installation of timber framed ground and first-floor windows with horizontal cladding between;
- Replacement of the existing first-floor timber door at first floor level with a timber door on the east elevation;
- Replacement of the ground floor timber door with a timber framed glazed door on the east elevation;
- Installation of an air-source heat pump on the east elevation;
- Reconfiguring the internal layout to create an open plan ground and first floor;
- Installation of an insulated floor and drylining to the walls and roof;
- Creation of a fully structurally supported first floor;

The proposals put forward in this application will rectify the structural issues identified in the barn and will create a comfortable space which will allow this building to be used as a home office and studio by the owners and occupants of the Old Rectory.

A heritage assessment of the changes proposed has been carried out and this has concluded that the small loss of fabric proposed is outweighed by the improvements which will provide the barn with a long-term viable use consistent with its

conservation. The improvement works to the barn will also repair it and ensure that it remains in a good state of repair, which will improve the setting of the nearby listed building; The Old Rectory.

We enclose the following documents with this application:

1. Householder Planning Application Forms;
2. This Covering Letter – Ref E895.C1.Let03
3. Planning Statement – Ref E895.C1.Rep02;
4. Heritage Statement – John Selby dated 05th June 2023
5. Structural Inspection Report – Ref IA22/025/Rev1
6. Existing Site Plan and Project Data – Ref 417c-010-S00
7. Existing Ground Floor Plan 1:200 – Ref 417c060-S00
8. Existing Ground Floor Plan 1:100 – Ref 417c-100-S00
9. Existing First Floor Plan – Ref 417c-110-S00
10. Existing Section 200 – Ref 417c-200-S00
11. Existing West Elevation – Ref 417c-300-S00
12. Existing North Elevation – Ref 417c-310-S00
13. Existing East Elevation – Ref 417c-320-S00
14. Existing South Elevation – Ref 417c-330-S00
15. Proposed Site Plan and Project Data – Ref 417c-010-PL00
16. Proposed Ground Floor Plan – Ref 417c-060-PL00
17. Proposed Ground Floor Plan – Ref 417c-100-PL00
18. Proposed First Floor Plan – Ref 417c-110-PL00
19. Proposed Section 200 – Ref 417c-200-PL00
20. Proposed West Elevation – Ref 417c-300-PL00
21. Proposed North Elevation – Ref 417c-310-PL00
22. Proposed East Elevation – Ref 417c-320-PL00
23. Proposed south Elevation – Ref 417c-330-PL00
24. Envirocheck Report
25. Mid Suffolk Land Contamination Questionnaire
26. Ecology Report- - Ref BARNOLDRECDRINKSTONE/2023/ER/001

We trust that this is sufficient for you to progress with this application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
SENIOR PLANNER
EVOLUTION TOWN PLANNING LTD