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**KIRBY** Architecture

THORPE HALL, IP13 8LJ

DESIGN & ACCESS STATEMENT

SEPT 2023

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- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Existing Site & Buildings
- 4.0 Planning Context
- 5.0 Proposals

<b>Revision</b>	<b>Date</b>	<b>Reason For Issue</b>
00	08.09.23	Issued for comments

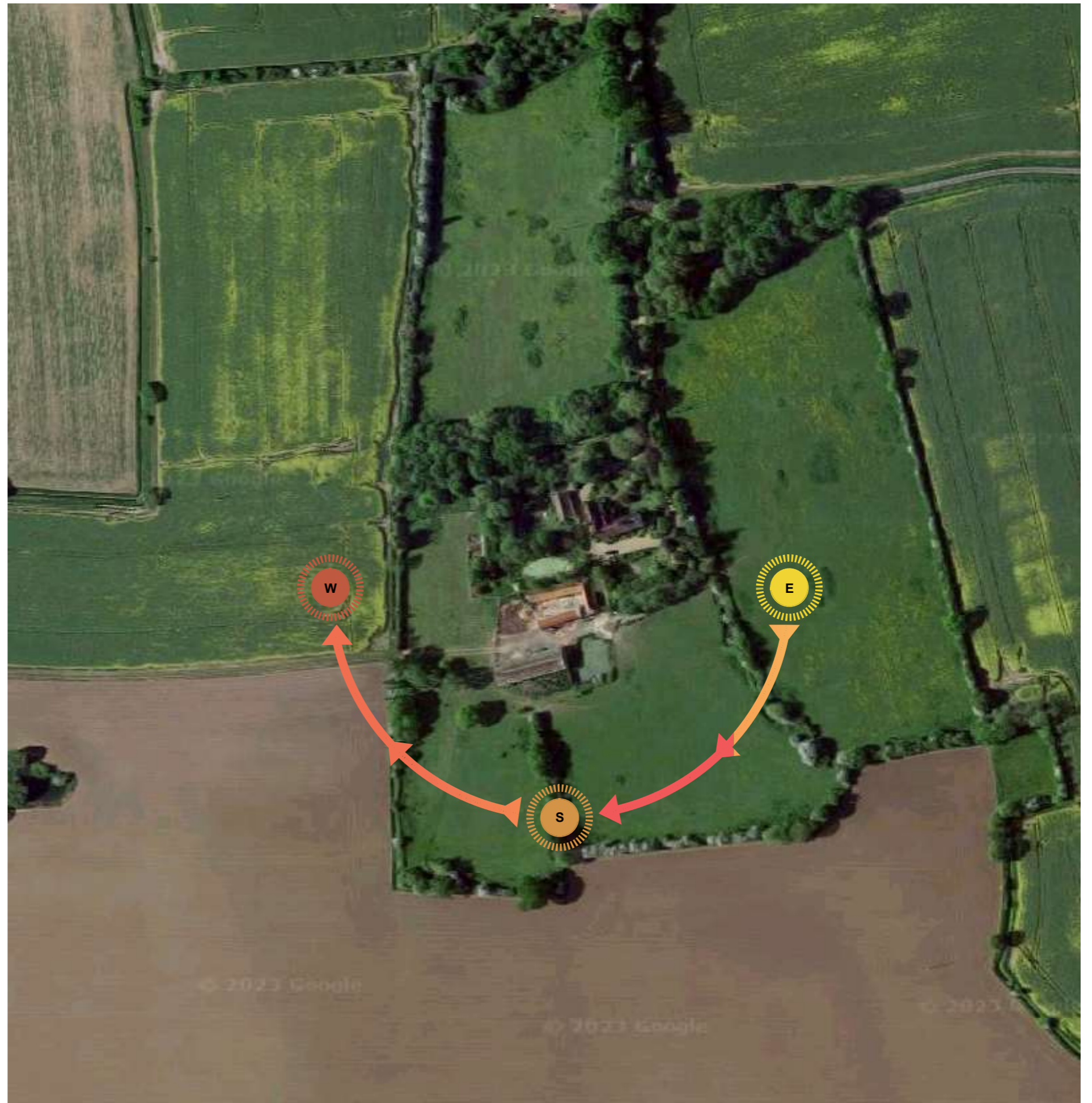
## 10 Introduction

This Design & Access Statement presents site analysis and a design proposal for the remodelling & fitout of an existing agricultural barn at Thorpe Hall, Hunters Lane, Withersdale St, Suffolk, IP20 0LU.

## 2.0 Site Analysis - Aspect

The site is located just south of Withersdale Street, between the roads of Pegg's Hill and Hunter's Lane. It is bounded by fields to the South and West and the rest of the owner's property to the North and East. The site has a large amount of vegetation and small trees.

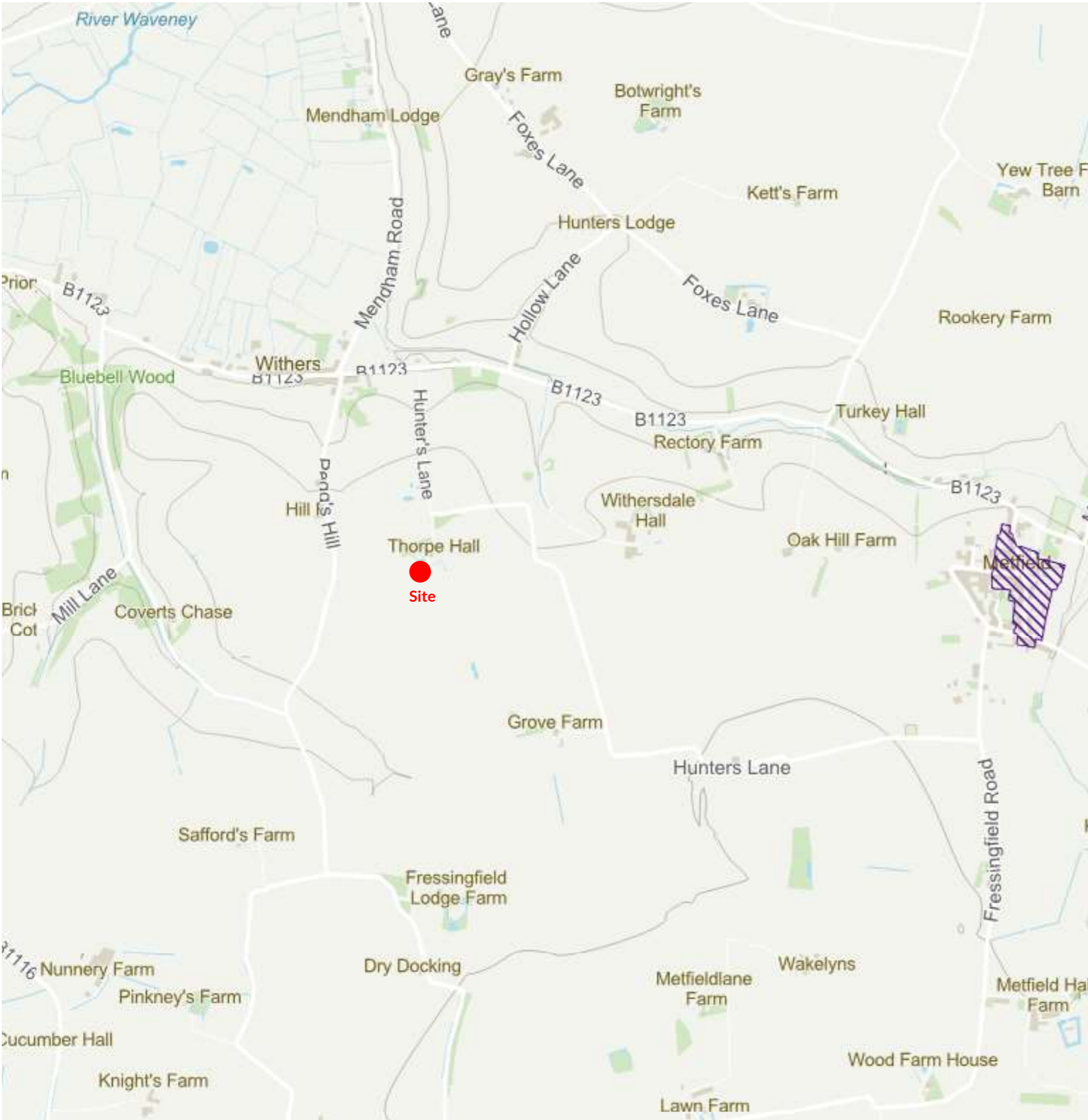
The application site comprises a disused cattle shed with an area of 342 sq. m. The application site is accessed via the existing drive linking to Pegg's Hill approximately 250m to the west of the site. As highlighted within the application ref - DC/22/00825, the building was in an agricultural use on or before 20th March 2013.





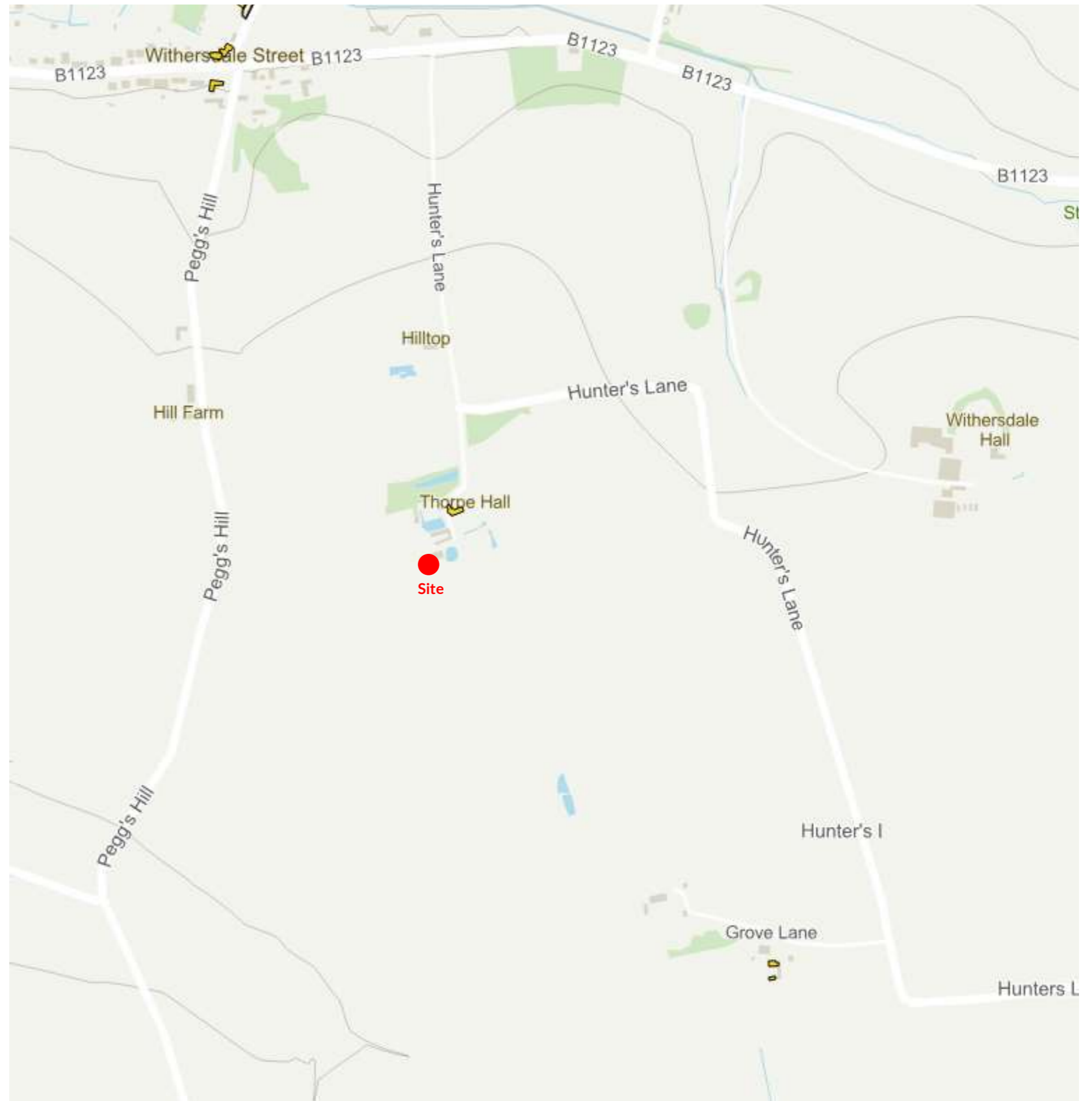
2.0 Site Analysis - Conservation Areas

The site is not located within or near a Conservation Area. The nearest Conservation Area is located east of the site in Metfield.



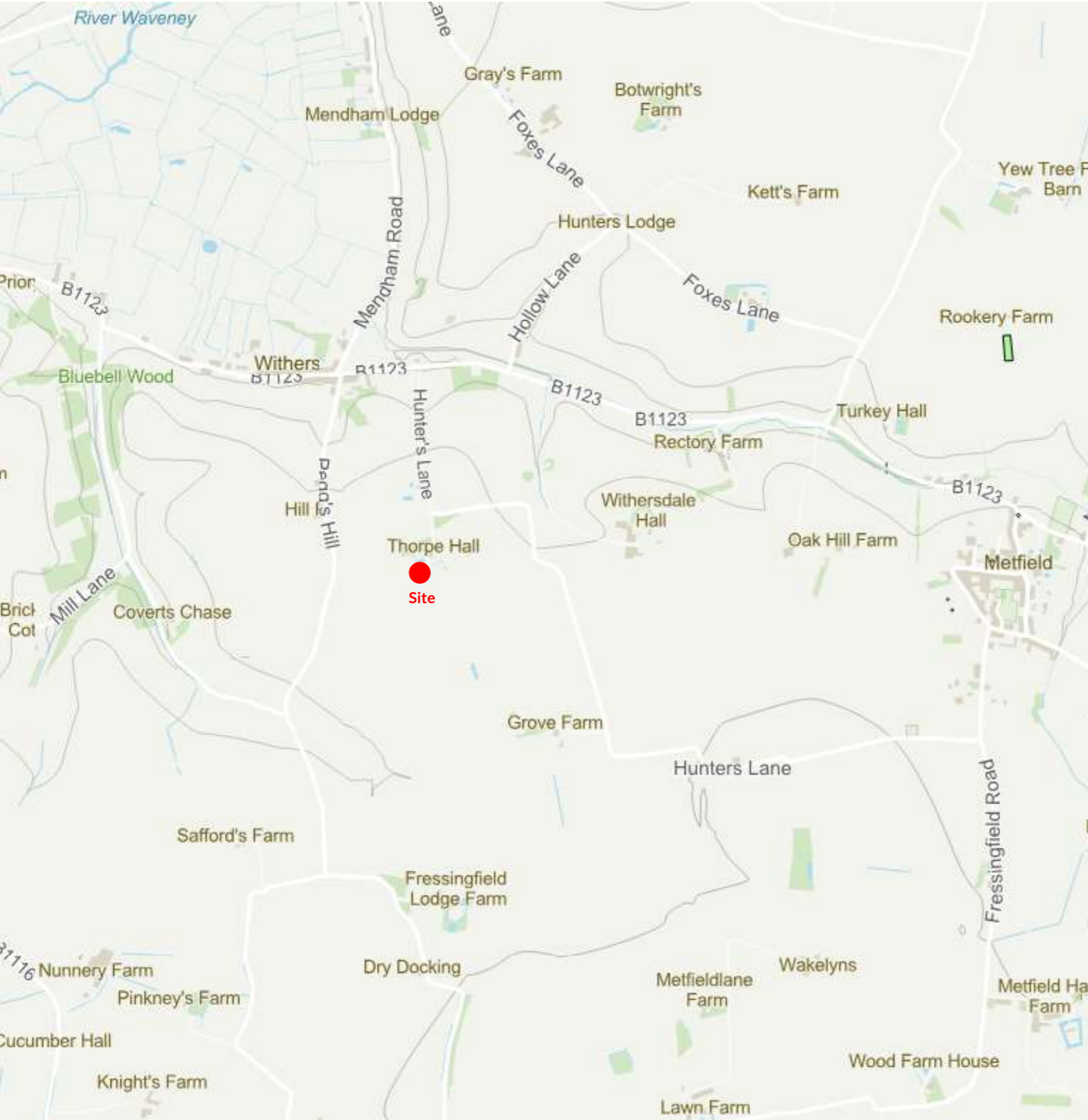
## 2.0 Site Analysis - Listed Buildings

The Applicants' house is a grade II listed building. This is not effected by the area of land being proposed for the site. Further Listed Buildings (identified adjacent in yellow hatch) are located to the north, along Withersdale street, and the south, along Grove Lane.



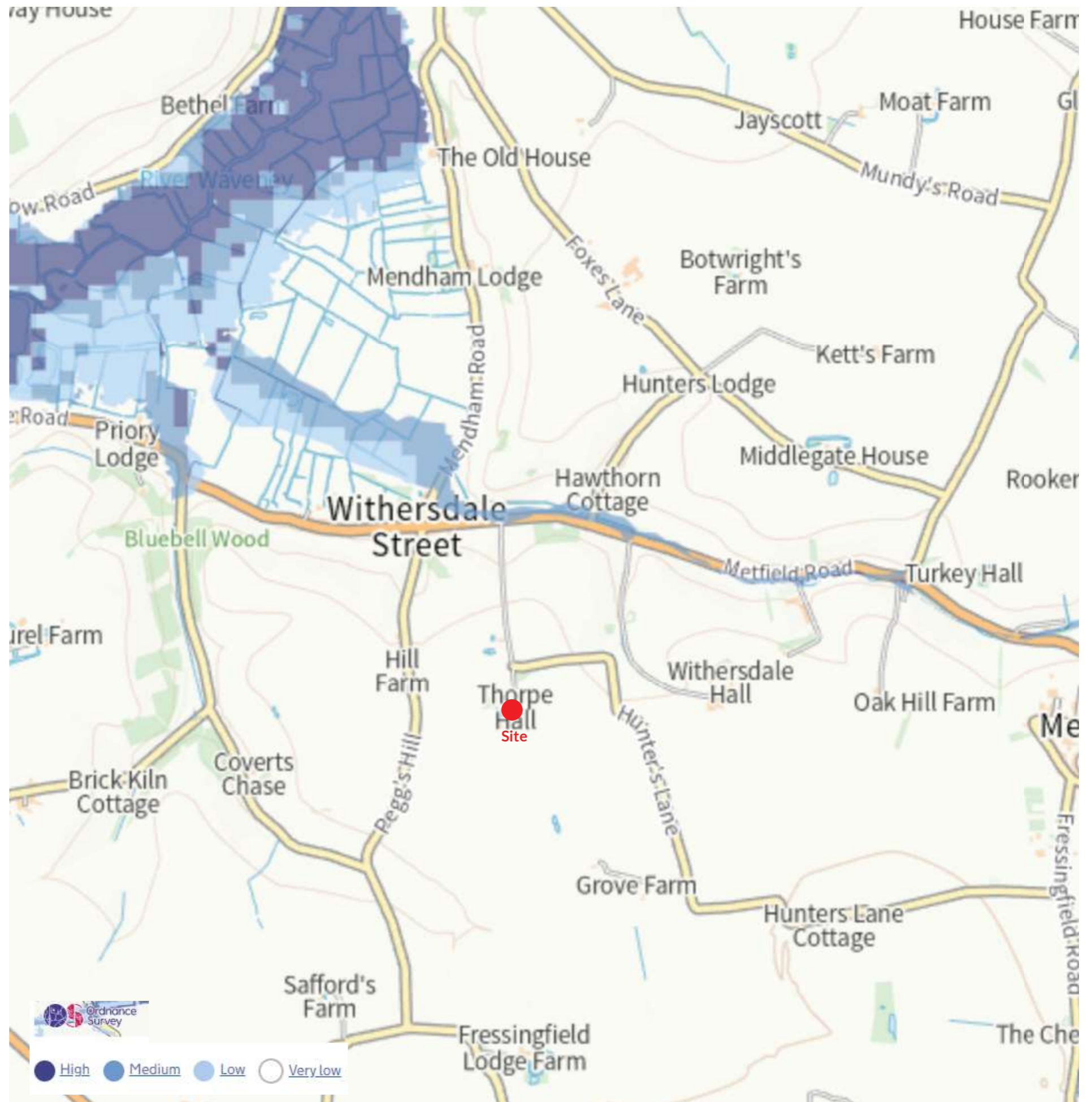
2.0 Site Analysis - Tree Preservation Orders

There are no Tree Preservation Orders on site. The nearest ones are located to the north east at Rookery Farm (see green areas).



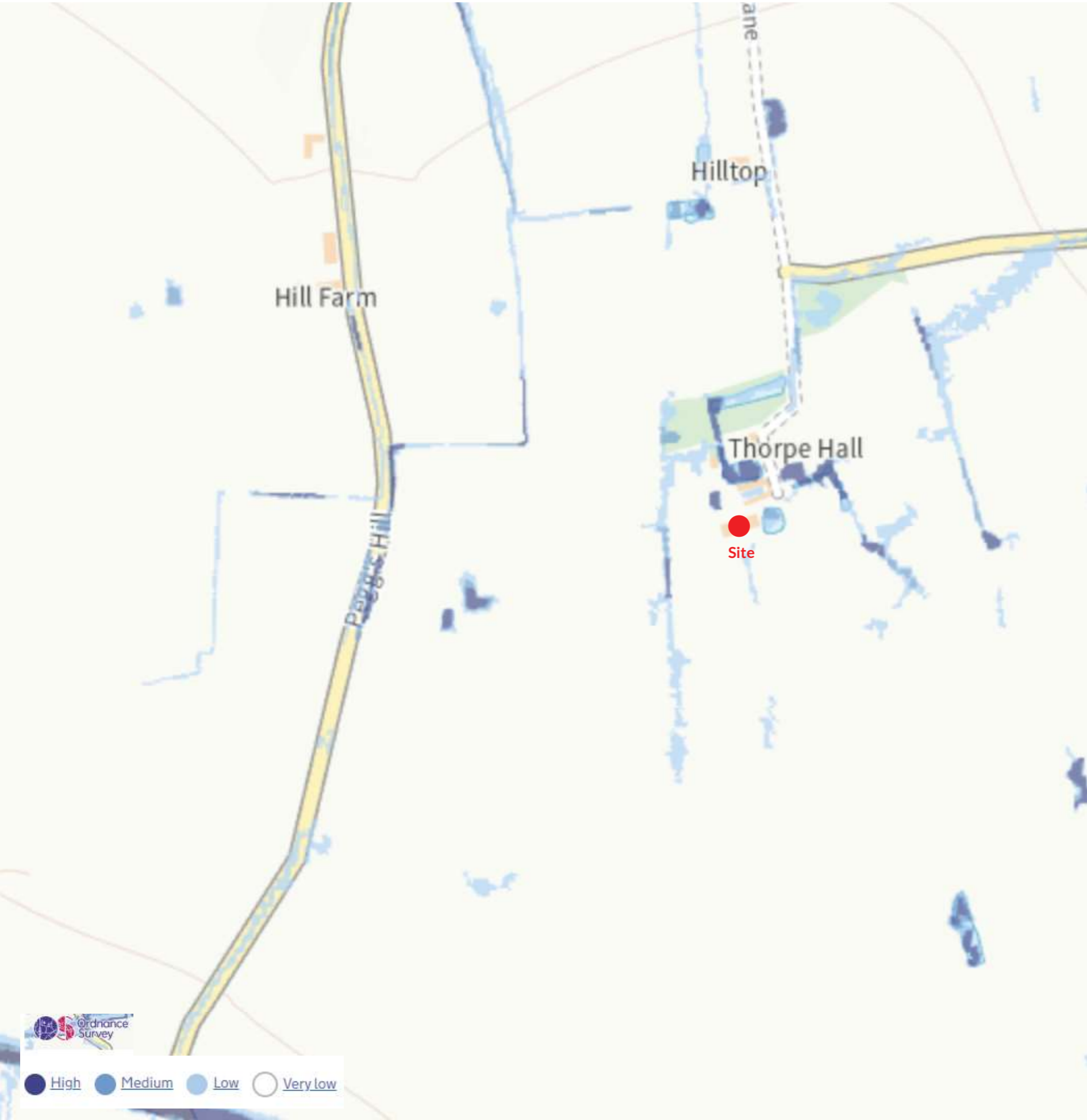


There is no Flood Risk to the site.



2.0 Site Analysis - Surface Water Flood Risk

There is no Surface Water Flood Risk to the application site.

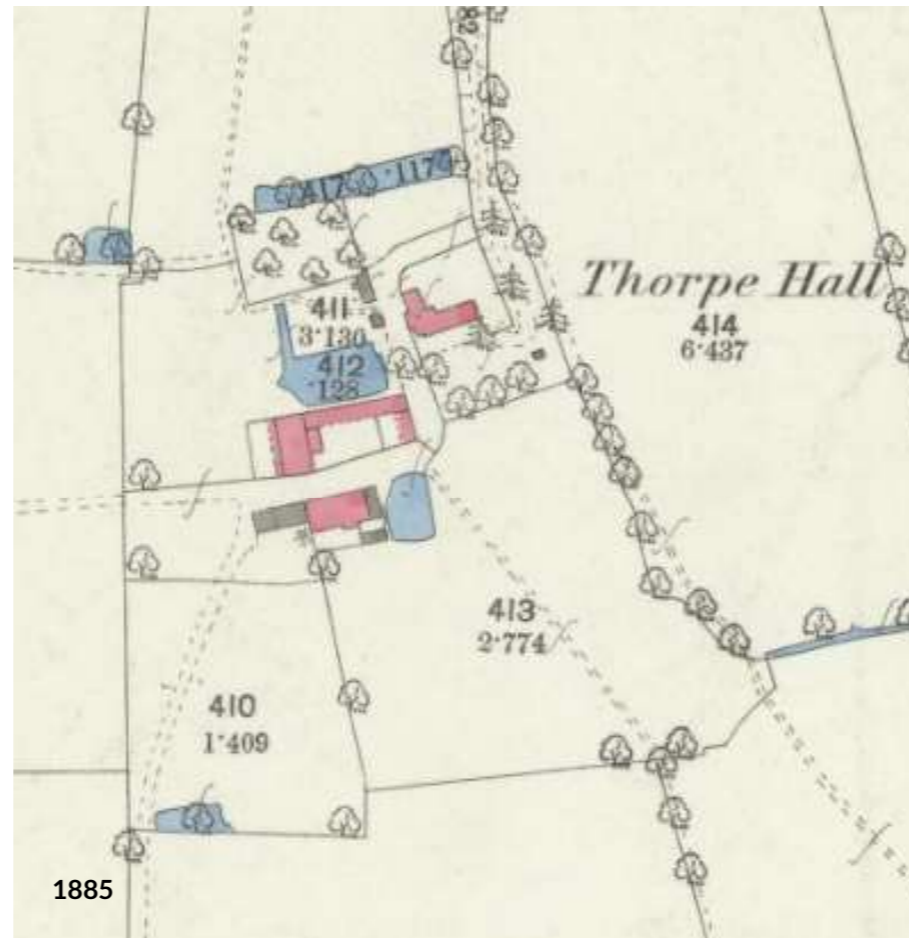




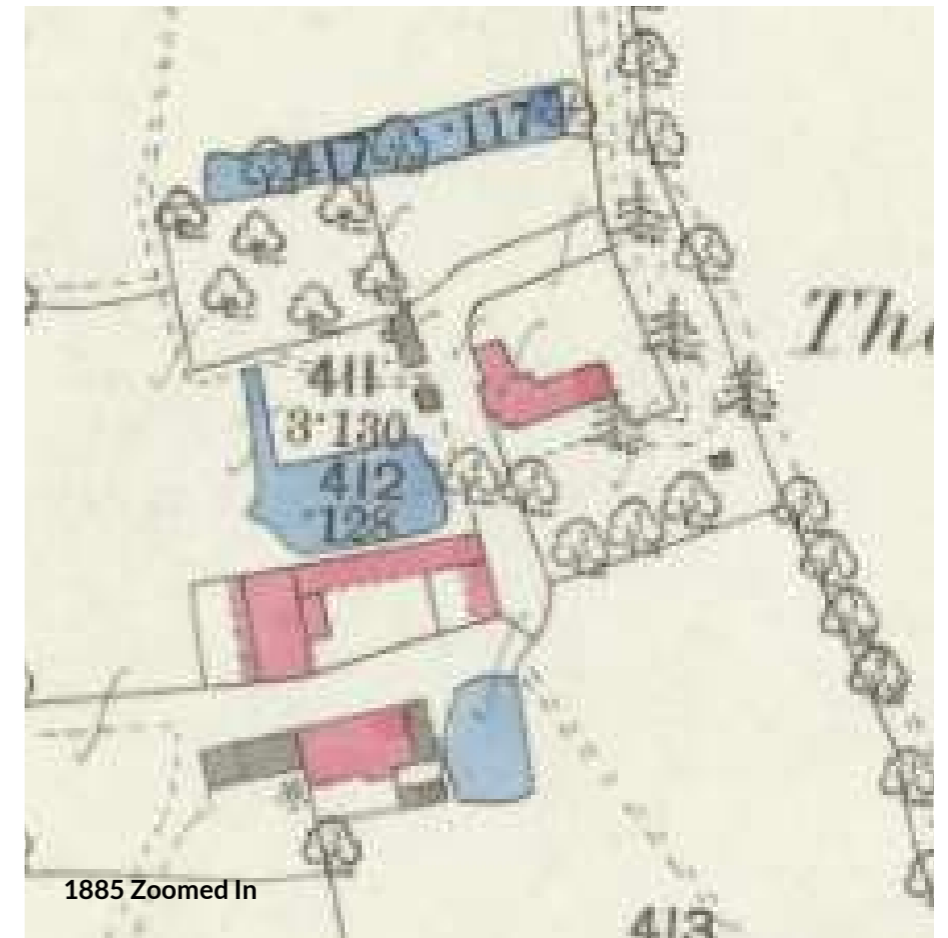
3.0 Historic Mapping

The current Hall dates from the 16th and 17th centuries and corresponds with buildings marked in this area on Hodskinsons map of 1783.

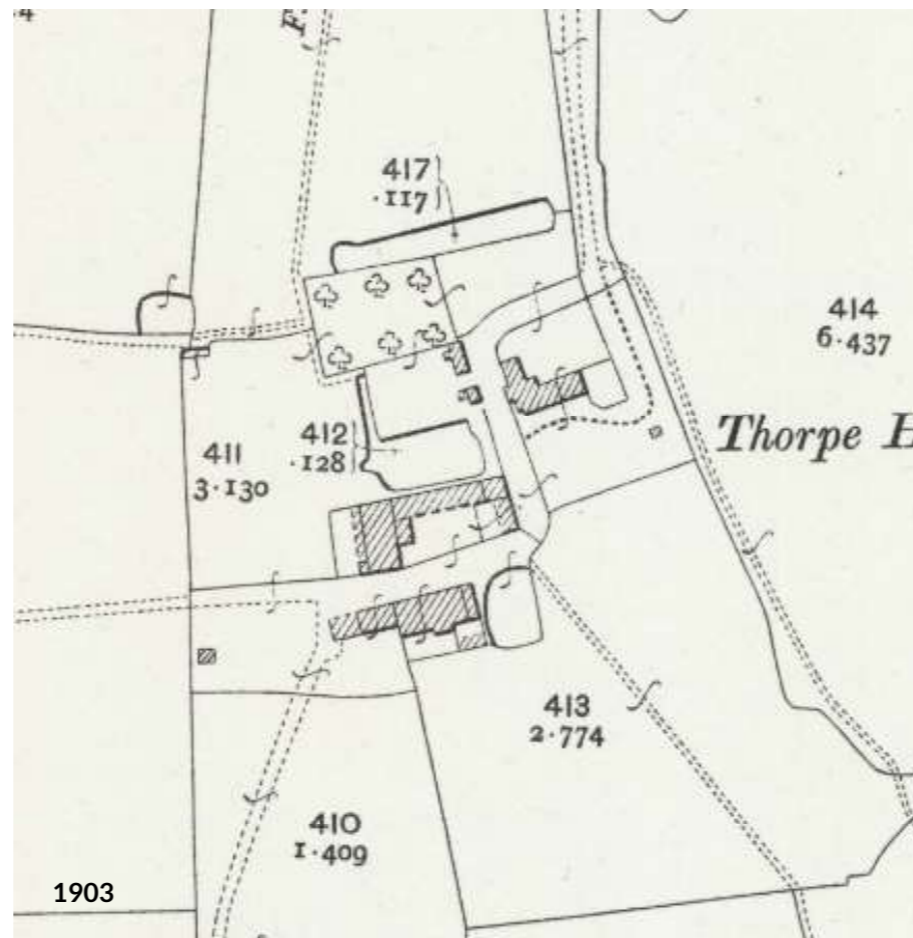
Historic mapping from 1885 through to present day confirms the existence of a number of agricultural buildings set to the south and west of the Hall.



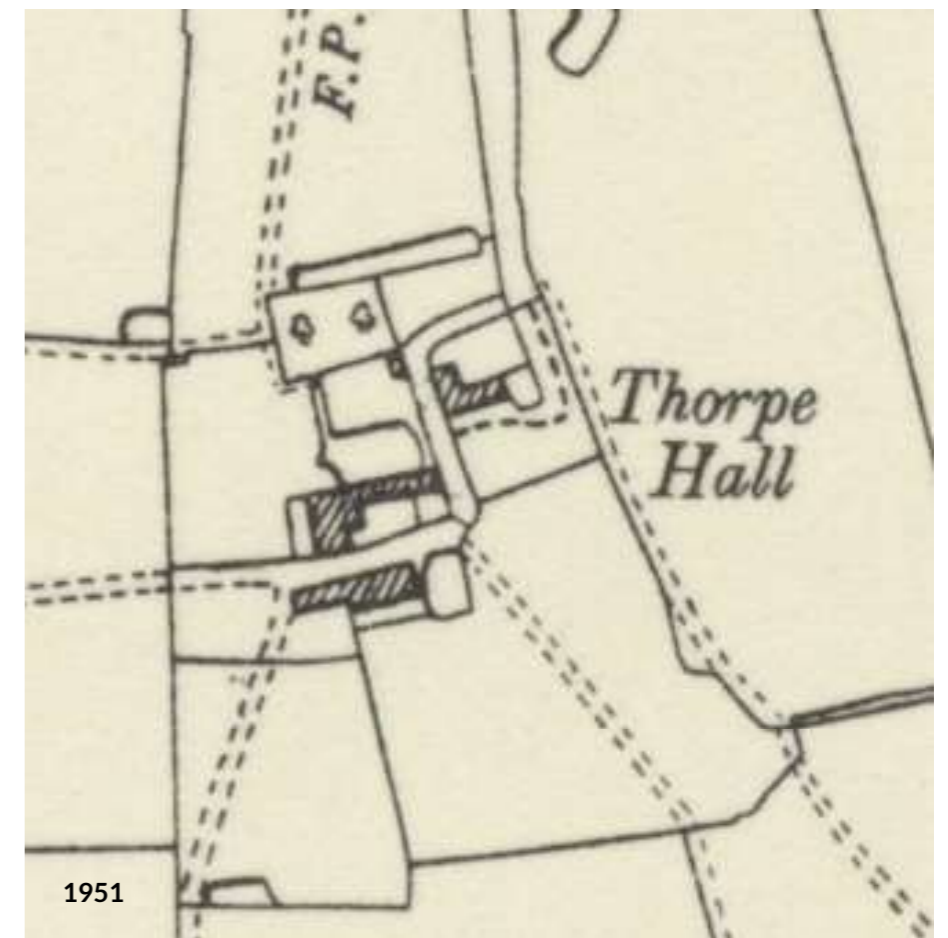
1885



1885 Zoomed In

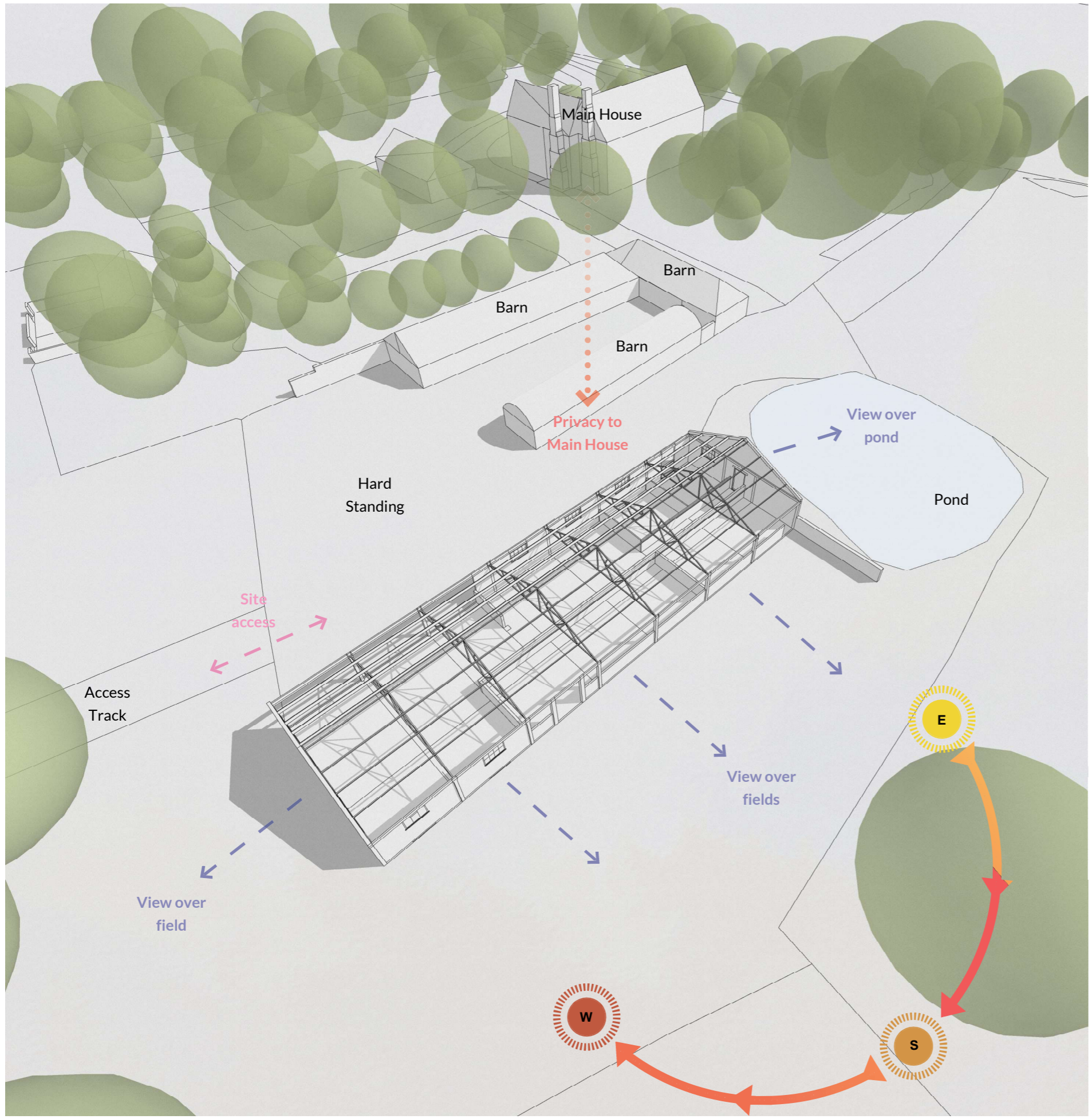


1903



1951





**3.0 Constraints & Opportunities**

The existing building has a concrete frame with metal trussed rafters. It is then clad with a variety of masonry and timber elements along with profiled asbestos cement roofing sheets.

Key constraints include:

- privacy between the hall and the application site
- the existing pond

Key opportunities include:

- exploiting the views over the adjacent fields & pond
- maximising natural light within the new building but with an eye on protection against excessive solar gain
- the retention of the existing structure and A-frame.
- the safe removal of the asbestos roof
- repurposing a well proportioned agricultural building into an alternative use
- separate access via the track connecting to Peggs Hill

With the above items in mind, the following items informed the project brief:

- setting areas of glazing and access away from the Hall to mitigate any potential privacy issues.
- maximise natural light to internal spaces
- the inclusion of short, medium and distant views to the surrounding landscape
- the refurbishment of the existing A frame to form part of the interior spaces and remind the occupants of the barns previous use.

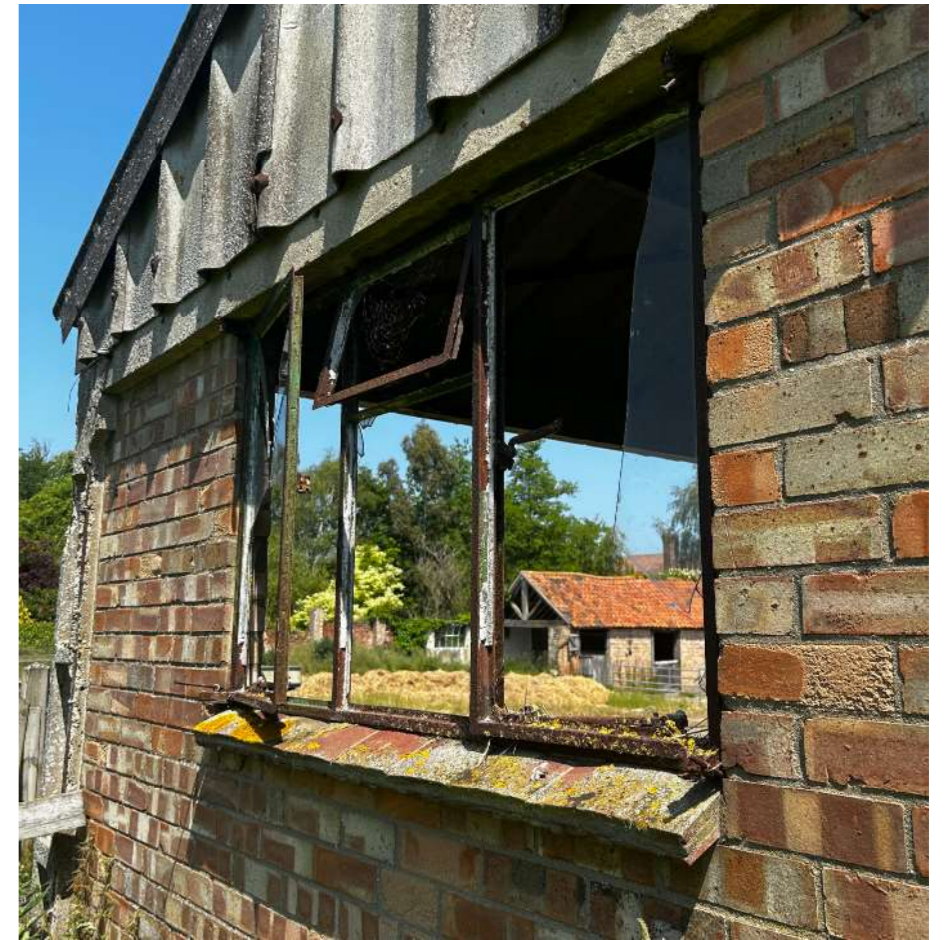
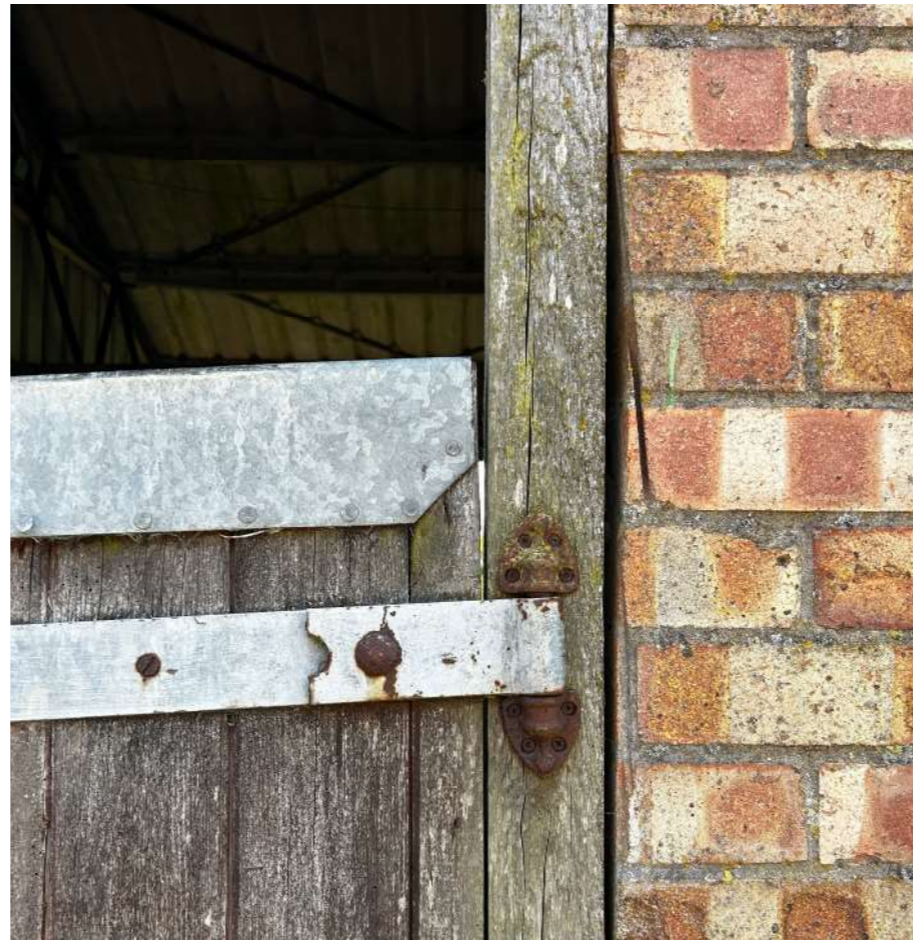
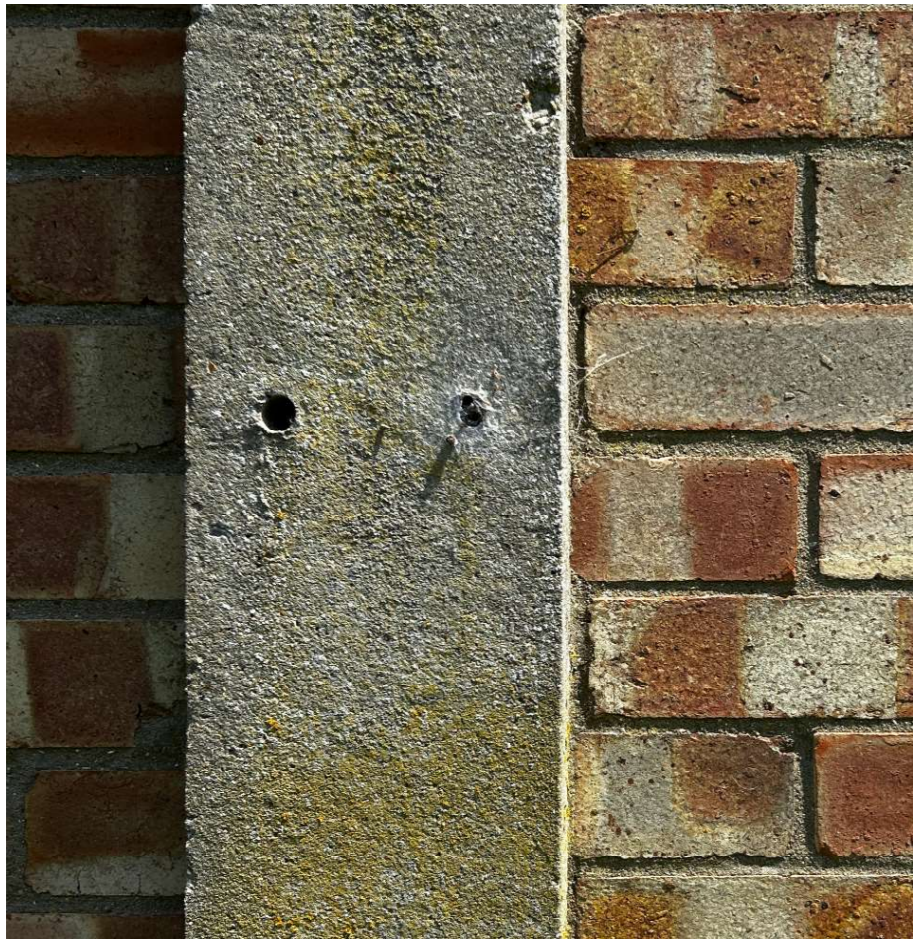


















## 4.0 Planning Context

In 2022, Mid Suffolk Planning Department stated the following in conjunction to planning ref - DC/22/00825:

*“When considering whether it is appropriate for the change of use to take place in relation to Class Q, the Local Planning Authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements.*

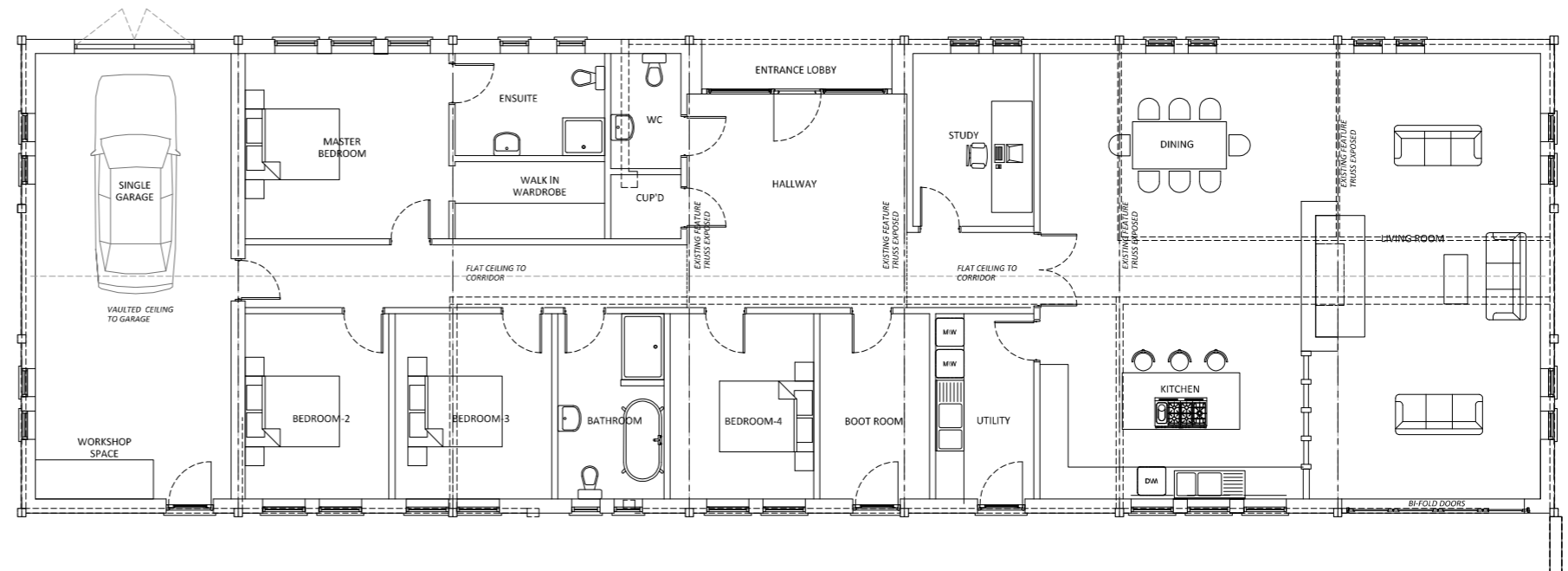
*The proposed development is considered to comply with the conditions of Class Q and Paragraph W of The Town and Country Planning (GPDO) Order 2015. The recommendation is to grant permission”.*

The identified proposals (see adjacent) comprised the following:

- 4 double bedrooms
- ensuite bathroom
- family bathroom
- WC
- entrance lobby
- hallway with storage
- study
- boot room
- utility room
- living room
- open plan kitchen and dining room
- a single garage with workshop

The consented facade palette included:

*“a mix of traditional and contemporary materials including external walls formed from treated timber cladding; doors and windows oak framed and including flush triple glazed tilt and turn casements; standing seam insulated profile panels; oak fascias and soffits”.*



DC/22/00825 - Consented Floor Plan



DC/22/00825 - Consented Elevations

5.0 Proposals

The proposed accommodation is similar to that of the previous consent except that the garage omitted with the provision of an additional bedroom.

The proposals comprise:

- 5 double bedrooms
- ensuite bathrooms
- steam room
- WC
- entrance lobby, hallway with cloakroom
- utility room
- open plan living room, kitchen and dining room

The proposals differ slightly in terms of the external wall treatment with the use of dark timber batten style cladding. This has been chosen with reference to the typical architectural characteristics of the Suffolk Barn. Historically, Suffolk Barns, cowhouses or neathouse have been clad in black timber (see adjacent images from the English Heritage NATIONAL FARMSTEADS CHARACTER STATEMENT). The proposals follow this historic approach but introduce subtle contemporary details.

The existing barn is formed of a regular structural grid which is expressed externally as the supporting columns are visible. The proposals still express this grid and breakdown what would otherwise be a long elevation by introducing clad recesses at the column positions.

The entrance is signified by recess the entrance point via an angled facade. This approach makes reference to the wide barn doors that would have swung open to allow cattle movement.

As per the consent, the roof is clad in standing seam zinc. Rooflights are contained to the northern facing roof to allow natural light but avoiding excessive solar gain from the southern sun path.

As per the consented scheme, surface water will discharge into the nearby pond and ditch systems. Foul water will be discharged to a package treatment plant. New overhead power lines will be brought in adjacent the existing drive from Pegg's Hill. A new 25mm private water main will be brought in along the drive, linking to the existing water main network in Pegg's Hill (please refer to the Block Plan).



Proposed Floor Plan



Image from EH NATIONAL FARMSTEADS



Image from EH NATIONAL FARMSTEADS



Proposed Building Section

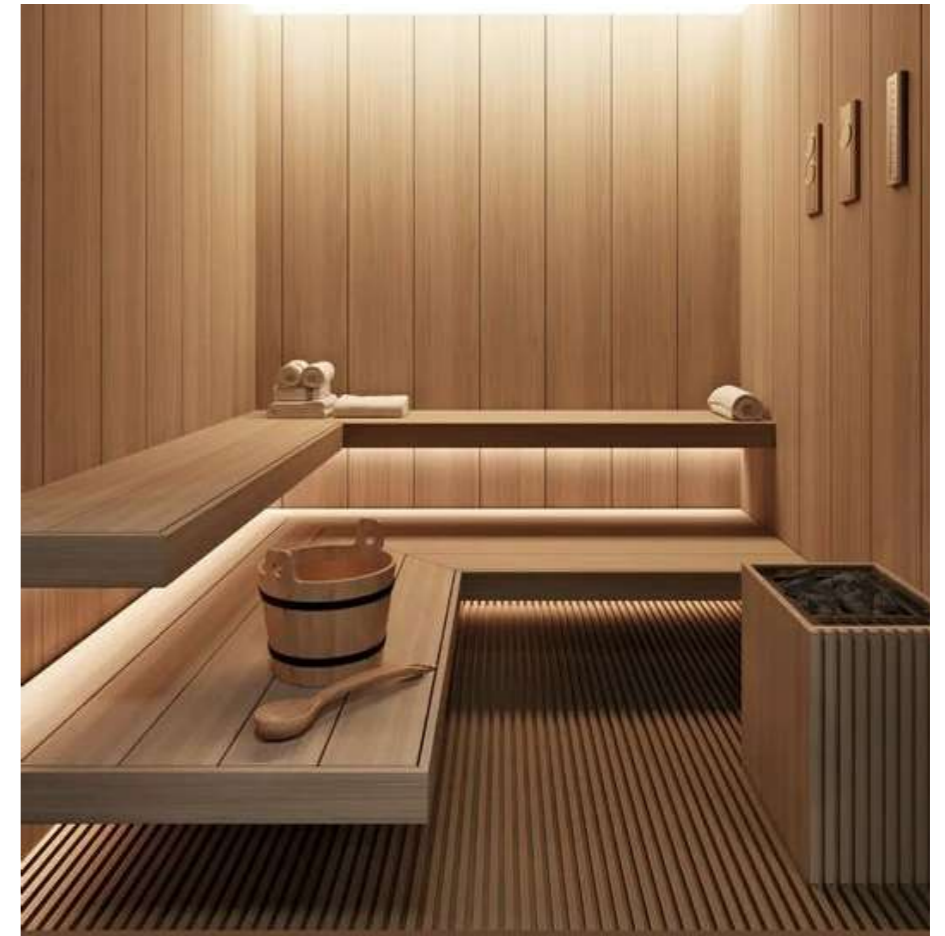
















Open plan living & dining area



Open plan kitchen, living & dining area



Master bedroom



Guest bedroom