



BARN A CORNER FARM HOXNE
DESIGN AND ACCESS STATEMENT

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Associated Documents & Drawings

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37A Barn A – Site Plan

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1.0 Introduction

This statement has been produced in support of a planning application for works to Barn A Corner Farm, Chickering Road, Hoxne

The proposals comprise the conversion of an existing derelict barn to form 1no. 3 bedroom dwelling with associated cartlodge and parking areas, landscaping and gardens.

This application follows a previously approved change of use application (DC/21/053361) from agricultural to residential.

2.0 Setting & Context

Corner Farm lies to the south of B1118 surrounded by agricultural land and businesses alongside pockets of residential properties. The village of Hoxne is located to the west.

Barn A is not Listed and lies outside the Hoxne Conservation Area.

3.0 Existing Building & Site

The site at Corner Farm has been in existence since the 18th century. Early OS maps show a series of barns and outbuildings loosely set out around a series of courtyards situated to the east of the main farmhouse which demonstrate an expansion in complex. Agricultural lands extends to the south and an orchard to the west. Further modern barns were added to the south in the 20th century including Barn A.

Changing agricultural practices had rendered the buildings redundant and as such planning permission was sought and granted for the conversion / demolition of the outbuildings to residential properties. This work has been carried out and the site is now occupied by 5no. residential properties.

The principal barn is constructed in brick and blockwork with brick piers supporting metal roof trusses carrying cement bound profiled sheeting and metal sheet roof finish. To the east elevation metal rails extend between brick piers with metal cladding applied. A single storey lean-to extends along the western side built in rendered blockwork with timber rafters and purlins supporting the sheet metal roof cladding. The structure is in good condition however vegetation is beginning to take hold in some areas. A structural survey undertaken in 2019 (Super Structures Ref. SS19063) concluded the building to be in fair condition.

Originally lying outside application area a separate change of use application for the conversion Barn A was submitted and approved for conversion to a single dwelling was successful.

Planning History

DC/21/053361 - Application to determine if Prior Approval is required for a Proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion: Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3 Class Q - Change of use of agricultural building to form 1No dwelling.

DC/21/00690 - Application under S73 for removal or variation of condition following grant of planning permission DC/19/03339 dated 08/11/2019 -Conversion/replacement of agricultural buildings to form 5no. dwellings including alterations to existing vehicular accesses and erection of associated garages. Town and Country Planning Act 1990 - To vary Condition 2 (approved plans and documents) Materials Schedule.

DC/20/01160 - Application under Section 73 of The Town and Country Planning Act for DC/19/03339 for variation of condition 2 (Approved plans and documents) to include Drawing HCF/19 - Site Development Phasing Plan

DC/19/03339 - Planning Application - Conversion/replacement of agricultural buildings to form 5no. dwellings including alterations to existing vehicular accesses and erection of associated garages

4.0 Proposals

The proposals comprise the conversion of the existing barn to a 3no. bedroom dwelling with cartlodge associated parking and garden areas.

4.1 Justification & Mitigation

The proposals aim to create a single dwelling whilst preserving the existing barn in structure and form. Barn A is part of a redundant agricultural complex that has since been converted to residential properties and in keeping with this evolution the barn is to be treated in the same manner as its former use is no longer viable.

The layout of the barn will remain the same with no external extension. External materials will be sympathetic to the existing and to those applied to the new converted buildings to maintain a link to the building's former use and its connection to the larger complex.

The conversion of the agricultural complex as a whole stays true to the original layout whilst preserving the existing structures. The provision of new residential dwellings ensures the continuing use of the site and improves its visual appearance given its prominent position adjacent to the B1118.

4.2 Appearance

The building will maintain its existing appearance in form with materials applied to be sympathetic to the original structure and surrounding recently converted buildings.

4.3 Use

The barn will be converted to a residential dwelling.

4.4 Scale, Amount & Layout

The proposals are limited to the layout of the existing building. A small cartlodge is to be constructed to the west to provide parking, cycle and bin storage. A generous garden is to be provided to the rear to serve the residential property.

4.5 Materials

The materials have been chosen to complement the existing building and surrounding properties. Metal cladding will be applied to eastern elevation in similar form to the existing to preserve the buildings appearance from the road.

The front and rear gables and western return are to be rendered. The single storey lean-to is to be clad in horizontal timber weatherboarding – colour black.

The roof finish to the principal barn and single storey range will be finished with sheet metal cladding.

The windows and doors will be aluminium.

4.6 Access

Vehicular access to the building will be via an existing shared access for Chickering Road which will lead to private off road parking and a cartlodge.

All existing and proposed entrances will be provided with level access thresholds and to allow for equal / wheelchair access throughout the ground floor level accommodation.

4.7 Landscaping

New hedging will be inserted to the northern boundary to soften the boundary with the access driveway. 1800mm close boarded fencing will be inserted to form the western and southern boundary while the existing boundary ditch and vegetation will be maintained to the east.

A generous garden area will be provided to the rear of the building with patio areas and pathways linking the front and rear of the building for accessibility.

Areas of hardstanding for parking and paving are to be permeable.

4.8 Consultation

There has been no consultation as part of this project.