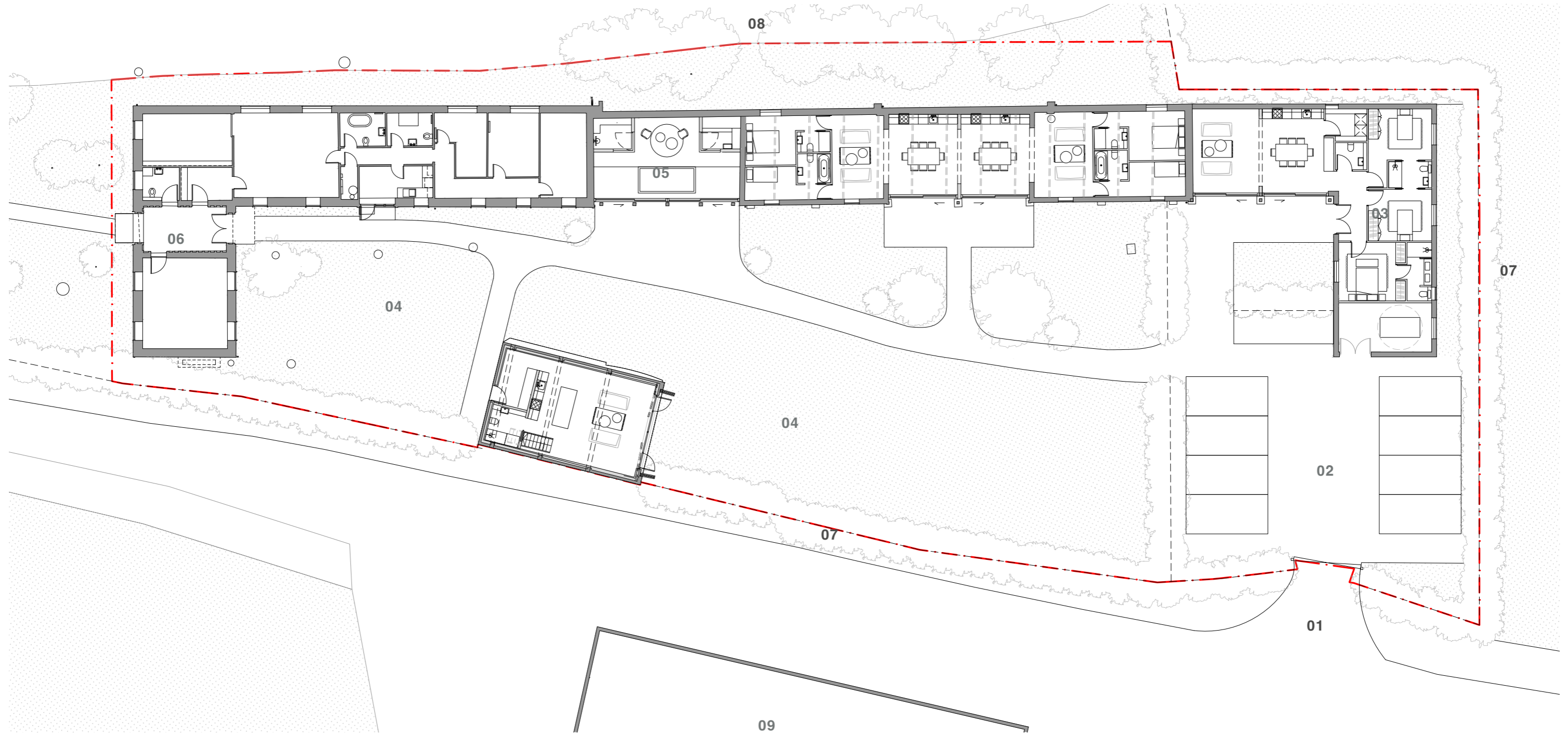


Proposed Plans



KEY

- 01. Vehicle Entrance
- 02. Gravel parking and bin store
- 03. New Dwelling
- 04. Communal grassed area
- 05. Communal Spa
- 06. Link building

- 07. Maintained hedgerow
- 08. Moat views
- 09. Farm Buildings (Owned by others)

Proposed Ground Floor Plan

Materials

The project proposes the use of dark timber cladding as the main material with a red tiled roof to retain the existing appearance of the barns and incorporate traditional agricultural materials.

The linking roof that joins the two 20th Century barns retains the timber supports in the facade and incorporates large glazed openings, the same is applied to the new connection over the spa area. This principle will be repeated to join the new extension to the existing barns and a continuous expression of the buildings form, structure and material.

The 18th Century Barn will retain its original features with the thatched barn roof restored and recovering the original opening with glazed doors. The internal linings will use traditional techniques to allow the timber to breath. The newer infill within the gable end towards the will be replaced with timber framed glazing.

Original open end the to Historic Barn reinstated with use of new glazings. External shutter to provide shading

Open terraces on exterior of barns



View of opening to the thatched barn and covered spa area

Thatched Barn Restored

Existing roof and facade retained with glazed openings to match existing

Existing pergola to remain and become enclosed communal spa

Grass covered garden with boarder planting

Continuation of existing roof tiles to form extension

New windows to match proportions of existing

Expressed timber roof supports with brick footings and timber framed glazing incorporated to match the existing condition

Open terraces on exterior of barns



View of new extension

Barn vertical timber windows to match existing

Privacy planting to borders of private dwelling

Car and bicycle spaces provided

Grass covered garden with native boarder planting

Environmental and Sustainability Considerations

Environmental

The proposal will implement sustainable technologies such as: air source heat pumps utilising underfloor heating in new conversions, high thermal performance for new walls/roofs and improved natural cross ventilation to reduce the environmental impact. Native landscaping and will improve the ecology and biodiversity of the site.

Ecology

360 Ecology Ltd had been commissioned to carry out a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of Flemings Hall. The full PEA report is submitted with the application with the main points and follow up surveys mentioned below.

Evidence of bat species were found with the thatched barn, and considered a high risk requiring 3 additional surveys, and in the tiled barns and considered moderate risk, requiring 2 additional surveys. Night time surveys were completed in optimum season, May-August, for two of these with a final survey completed in early September.

There were no concerns raised for the other potential species on the site, including Great Crested Newts, Otters or Badgers.

Conservation

Given the historic nature of the thatched barn and the location with the grounds of Flemings Hall, a separate conservation assessment and statement is provided to support the application within the planning statement provided by Brighter Planning.

The barns themselves are to celebrate the traditional rural features of the area, restoring the thatched roof, using traditional clay tiles and expressing rural architectural details, such as the timber beams and open façades.

Native planting will preserve the private nature of the site and celebrate the rural landscaping in a country garden setting.

Structural Considerations

A conditions survey has been completed by Shed Engineers and included in the application. The report concludes the building are suitable for conversion with remedial works as expected in barns of this type..

Design and Access Statement



Transport Access Strategy

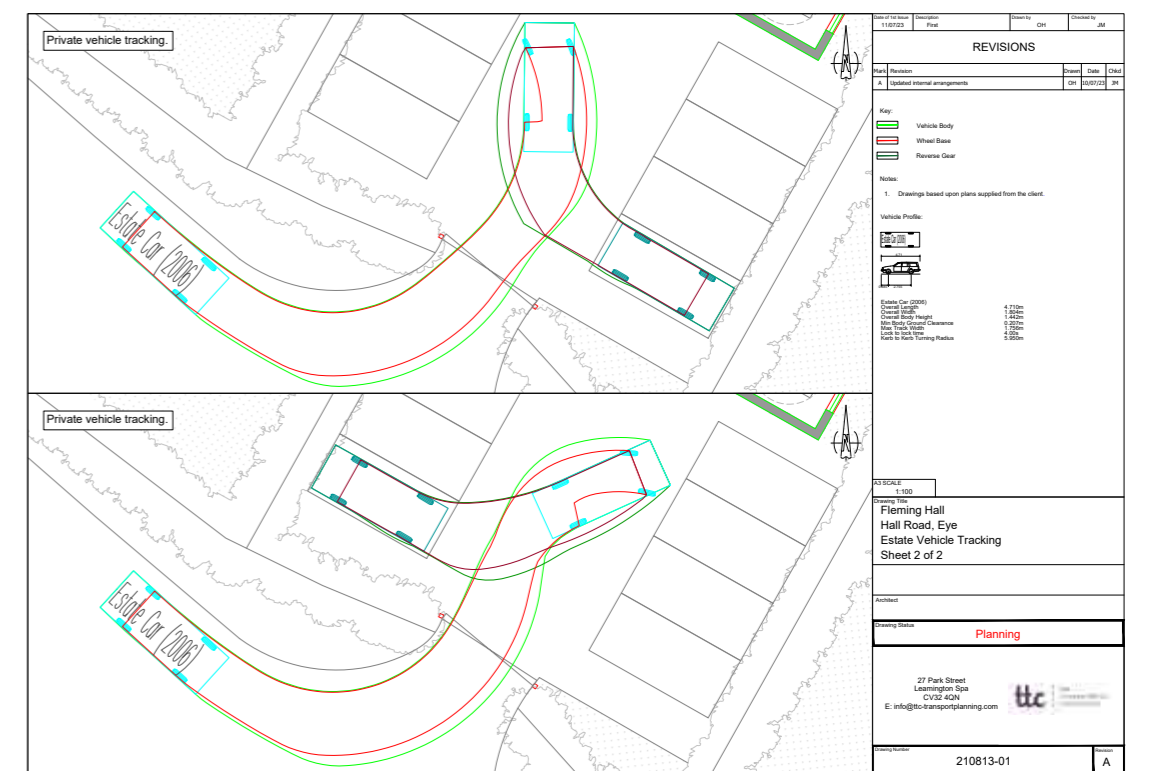
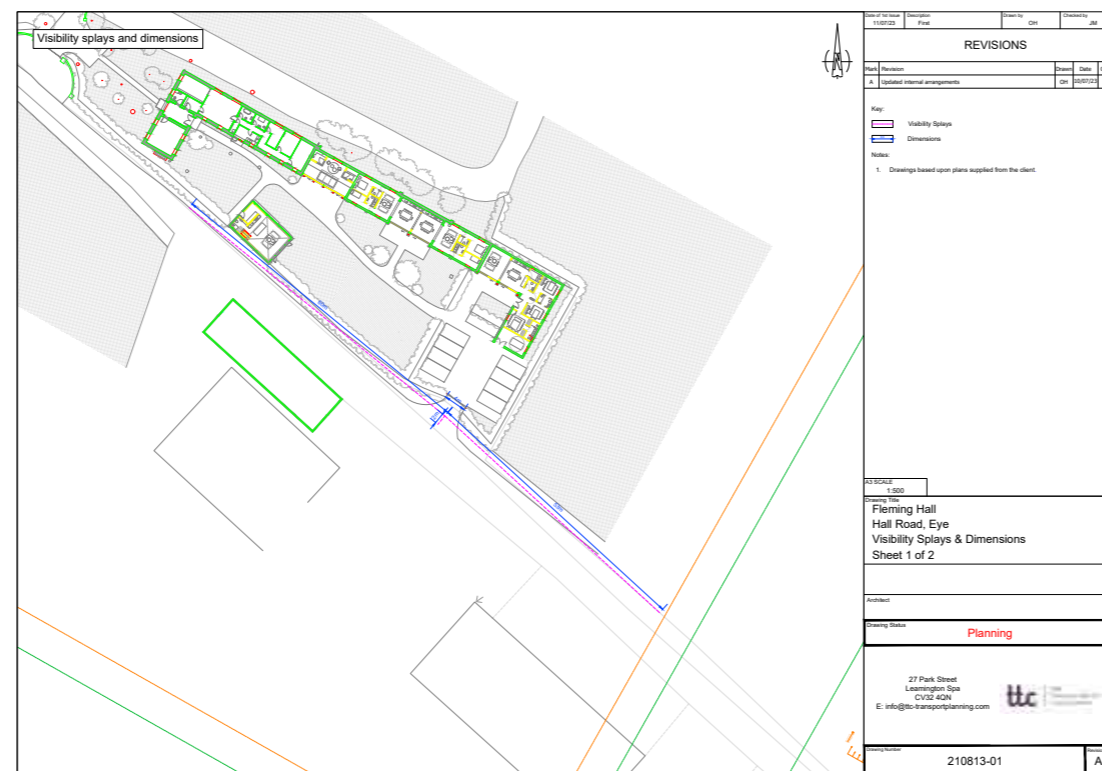
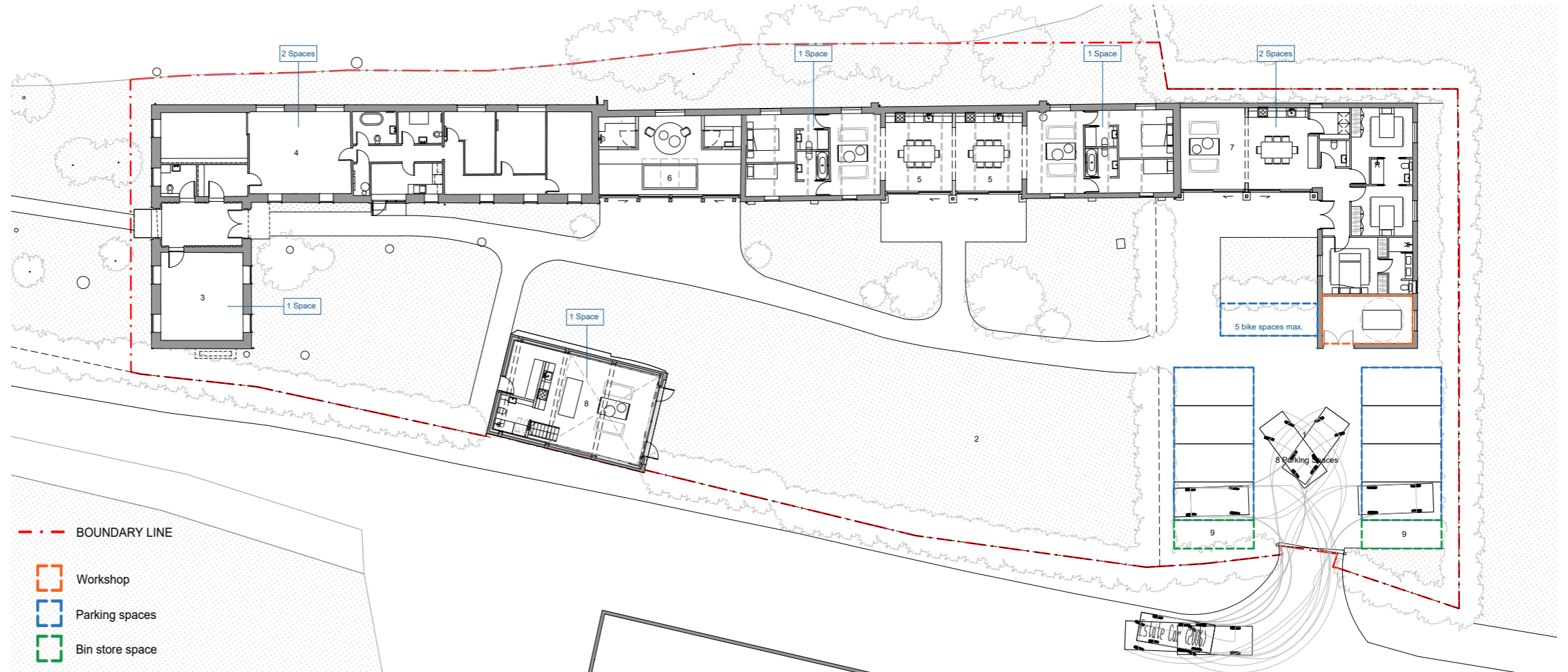
A Highways and Transport assessment and technical note has been provided by consultants, TTC, which is included within the application. The assessment seeks to ensure the proposal meeting the requirements for vehicle access and the design has been adapted any accommodate the recommendations made.

Flemings Hall has a principal private access. In order not to interrupt this, a separate public access has been in the current fence location along Hall Lane for the proposed barns, with the following characteristics:

- The Access to the site is of 3.7m to allow for Fire Tender.
- The radius for the site access is 6m to allow for Fire Tender and refuse collection vehicle manoeuvre.
- Offset the parking bays 1.2m to the north to make the two most southern parking bays accessible.
- Adequate provision for cycle bays
- Provision for bin stores close to access to allow easy collection.
- One car parking space for the one and two bed units and have been provided and 2 spaces for the 3 space units. We have also space provision for EV chargers (15% of the spaces)
- Vehicle tracking has been carried out to ensure the distribution of spaces can accommodate vehicular movement.

- The entrance to the site has been modified alongside speed tests and sign line analysis to ensure the safe exit of the site for vehicles. This will require maintenance of the hedgerow.

- Analysis of likely traffic generation found to be within acceptable limits



Visual showing the proposal from the South of the site



Summary

The proposal provides a high-quality design that enhances the existing unused buildings to create functional holiday lets and support the costly upkeep of Flemings Hall.

There has been careful consideration to the surrounding context, the character of the site, and local guidance to ensure the proposed form and scale sits comfortably in its context.

The materials selection is sympathetic to the existing building and within the wider area context of the listed hall.

The proposals were presented to Mid-Suffolk Council and comments reviewed and incorporated into the application scheme.

The proposal is considered to be of a very high quality, which is sensitive to both the character of the area and the requirements of national and local planning policy.

The impact on amenity of the adjoining extension is unaffected and the views from the surrounding pathways and sight lines will be undisturbed

For the reasons above and as outlined in the supporting documents submitted with this application we trust the proposals will be considered for approval.

