

fieldwork

Design and Access Statement

Date: 06.10.23

Project: Flemings Hall
Hall Road
Bedingfield
Eye IP23 7QF

From: Fieldwork Architects
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This design and access statement has been prepared by Fieldwork Architects

It provides supporting information to be submitted alongside the planning application at Flemings Hall, Hall Road, Bedingfield, Eye IP23 7QF.

This report seeks to review the potential of the site to convert the existing buildings and provide independent holiday rentals to support the upkeep of the Hall and surrounding grounds.

We believe the proposals represent an exciting project and one which would have positive benefits in the immediate and wider context, particularly where 'staycations' with larger family groups are becoming ever more popular. The project would generate income for the up keep of the listed building, Flemings Hall and provide local employment to maintain and operate the holiday lets.

This document should be read in conjunction with the submitted drawings as listed below:

20013_PL_001 - Existing Site Plan
20013_PL_010 - Existing Ground Floor Plan
20013_PL_011 - Existing Roof Plan
20013_PL_020 - Existing Elevations / Section
20013_PL_021 - Existing Elevations/Section Old Barn
20013_PL_110 - Proposed Ground Floor Plan
20013_PL_111 - Proposed Roof Plan
20013_PL_120 - Proposed Elevations / Section
20013_PL_121 - Proposed Elevations/Section Old Barn

Wider context



Flemings Hall is an important Grade II* Listed property of historic and architectural interest with over a thousand years of history.

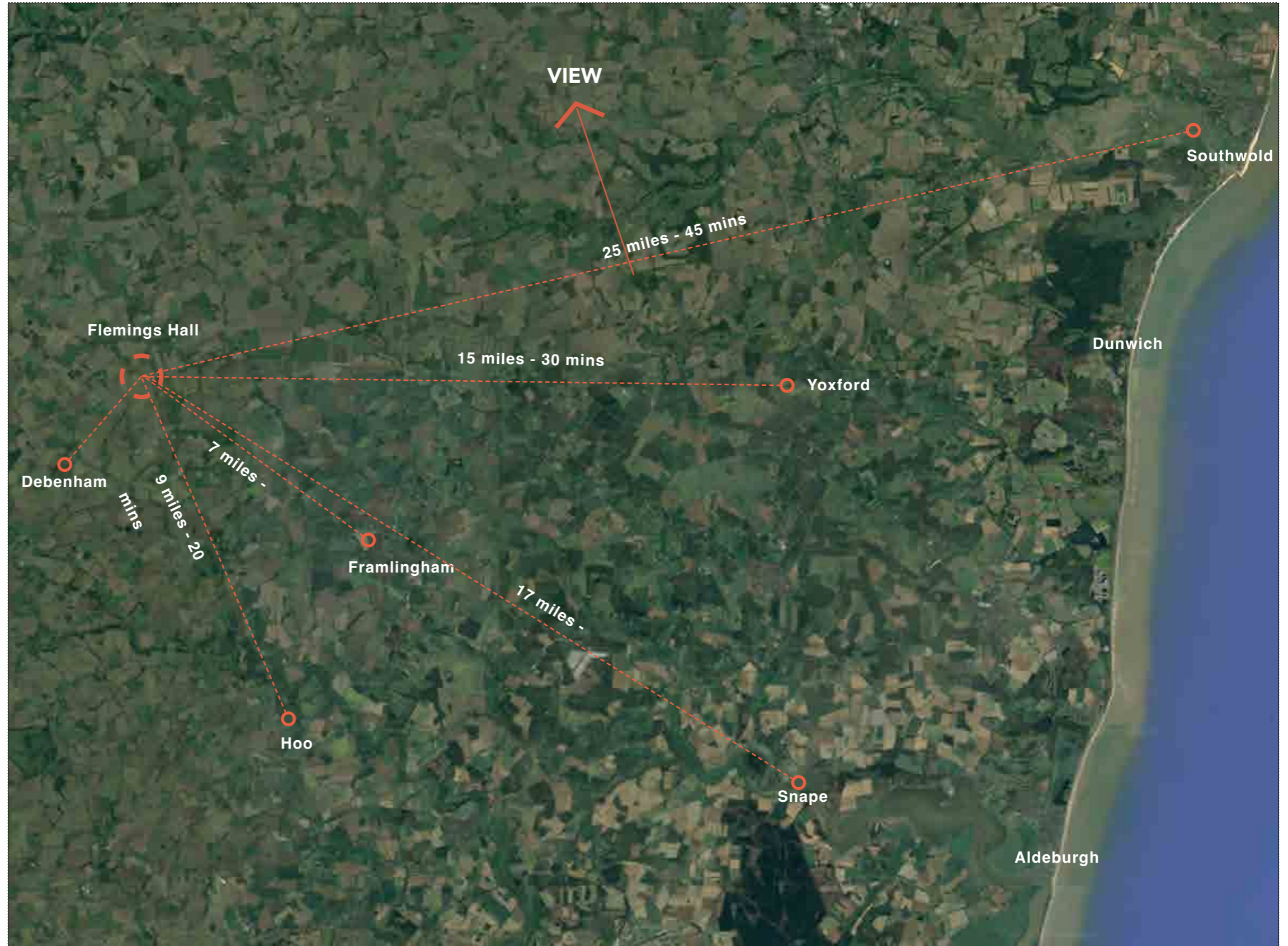
Set within a moated enclosure in the heart of the Suffolk countryside, it is well located for a number of Suffolk's main tourist areas.

On the coast, Southwold and Aldeburgh offer traditional and well kept seaside towns with sand beaches, shops and attractions. As a large National Trust estate with RVPB Dingle Marsh reservations, Dunwich provides ancient heathland, nature and coastline walks.

Framlingham contains a large Norman Castle and Keep run by English Heritage whilst Hoo is the site of the infamous Sutton Hoo Viking burial mounds and long boat, complete with extensive museum.

Snape Maltings contains cafés, shopping and theatre performances within historical mill buildings and Yoxford is a picturesque market town known for its antique shops and the Britten Opera.

All of the above are within a short drive of the proposed site. As all visitors would be arriving by car it is not unreasonable to suggest they would be visiting the location in order to spend time in the countryside and visit the wider area.



Planning Precedents

There have been previous planning applications approved on the site.

This page highlights the key applications relevant for this application.

01 Application N° 2109 / 07- August 13, 2007.

A planning application was granted for alterations to existing barn range.

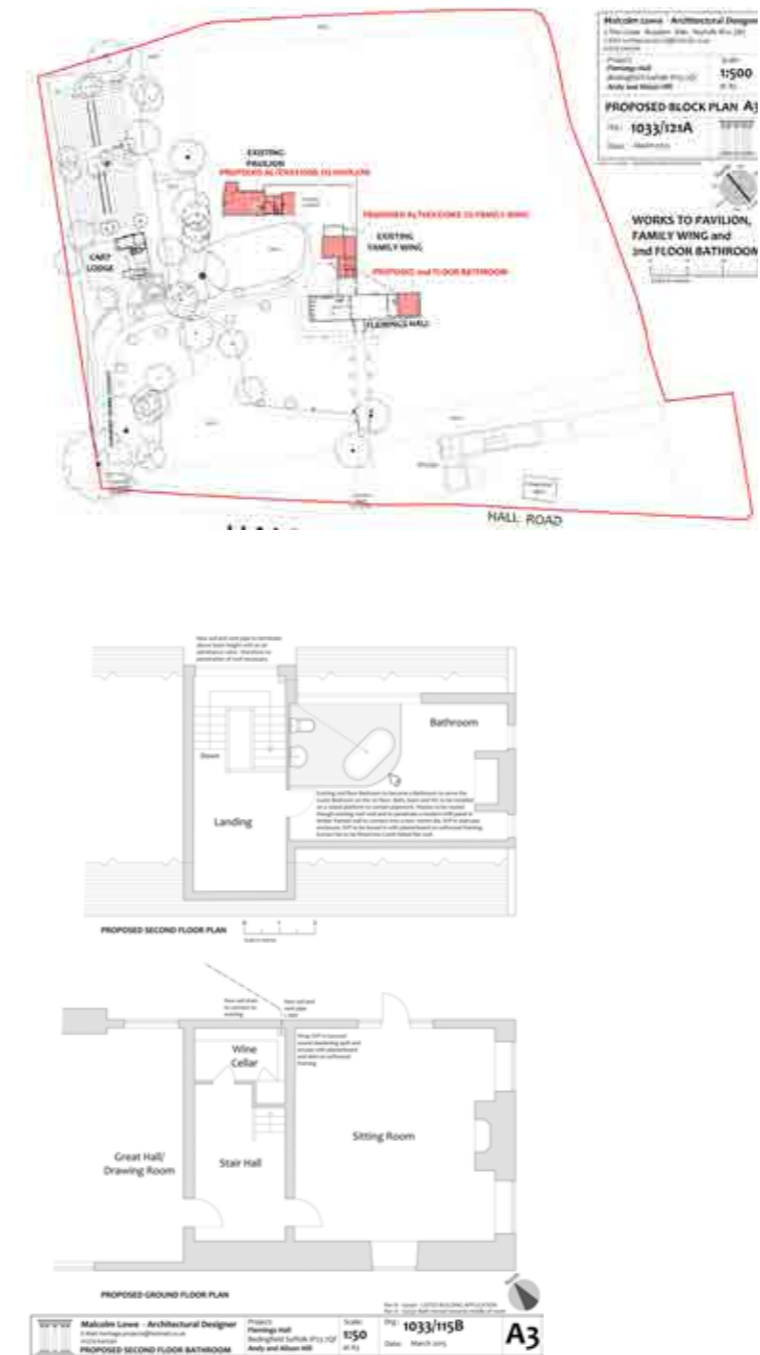
The timber weather board used on the development shall be painted matt black to match the existing.



02 Application N° 1313 / 15 - April 10, 2015.

A planning application was granted for alterations to pavilion and family wing and creation of 2nd floor bathroom as detailed in schedule.

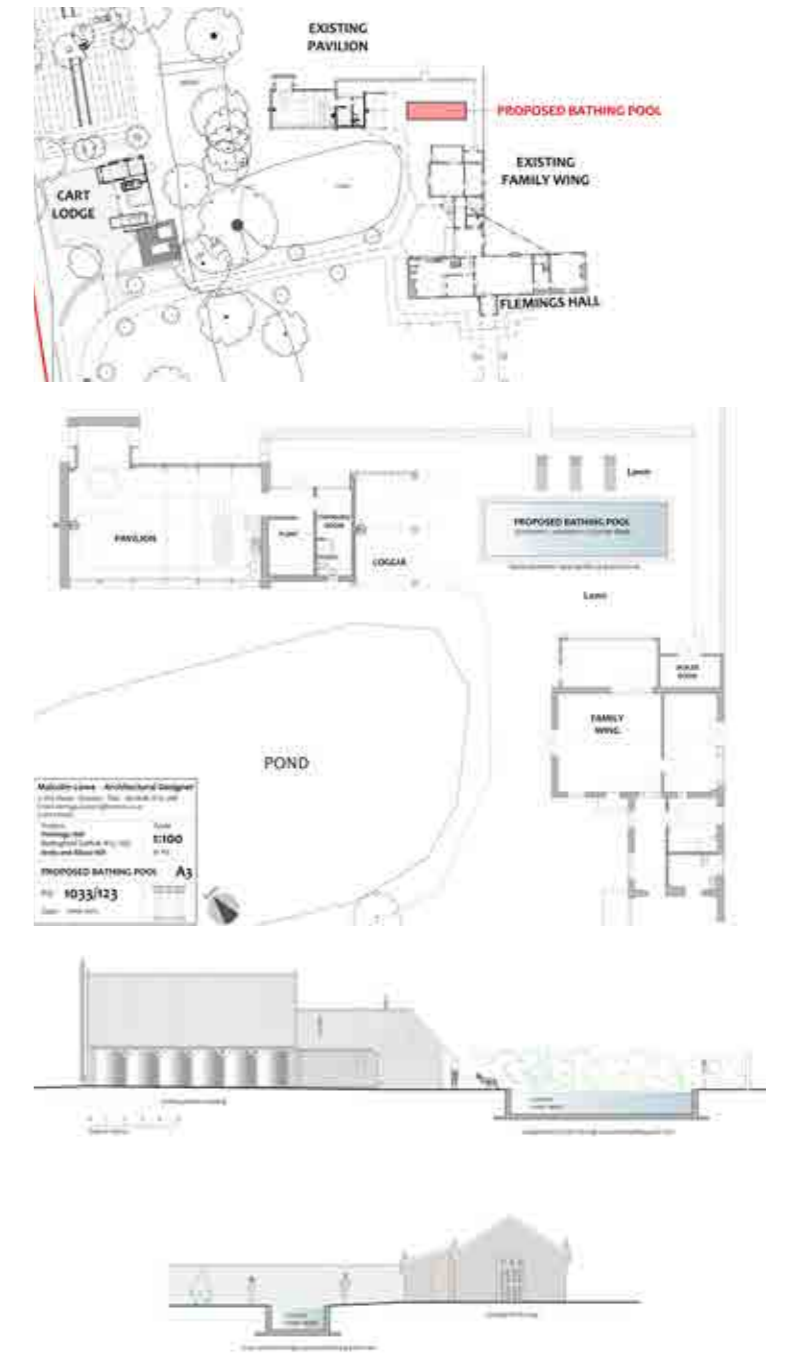
All works of 'making good' shall match the materials and finishes of the adjacent building. All new pipework installed to serve the bathroom shall be re-routed as described in the approved documents listed above including the agents email of 09 June 2015.



03 Application N° 1948 / 15 - June 03, 2015.

A planning application was granted for the construction of an outdoor swimming pool.

The application proposes the construction of an open air swimming pool. It is a modest size and simple in design and would not be seen in combination with the most important and formal elevation of the building. Recommend impact on buried archiologial seposists are given due consideration.





The proposed site has a South facing orientation to the South East of Flemings Hall.

Containing a collection of established and newer outbuildings, these are focused around a prominent 18th Century Barn to the centre of the site.

The outbuildings affront the road on one side and the Hall's moat behind. Separate gated access currently exists from Hall Road to a large area of hard standing to the East of the site.

An operational farm is opposite the barns but an established hedge-line prevents any views to or from this when positioned in the main grassed area to the centre of the site.

A collection of well established native trees surround the site on two sides, to the North and West.



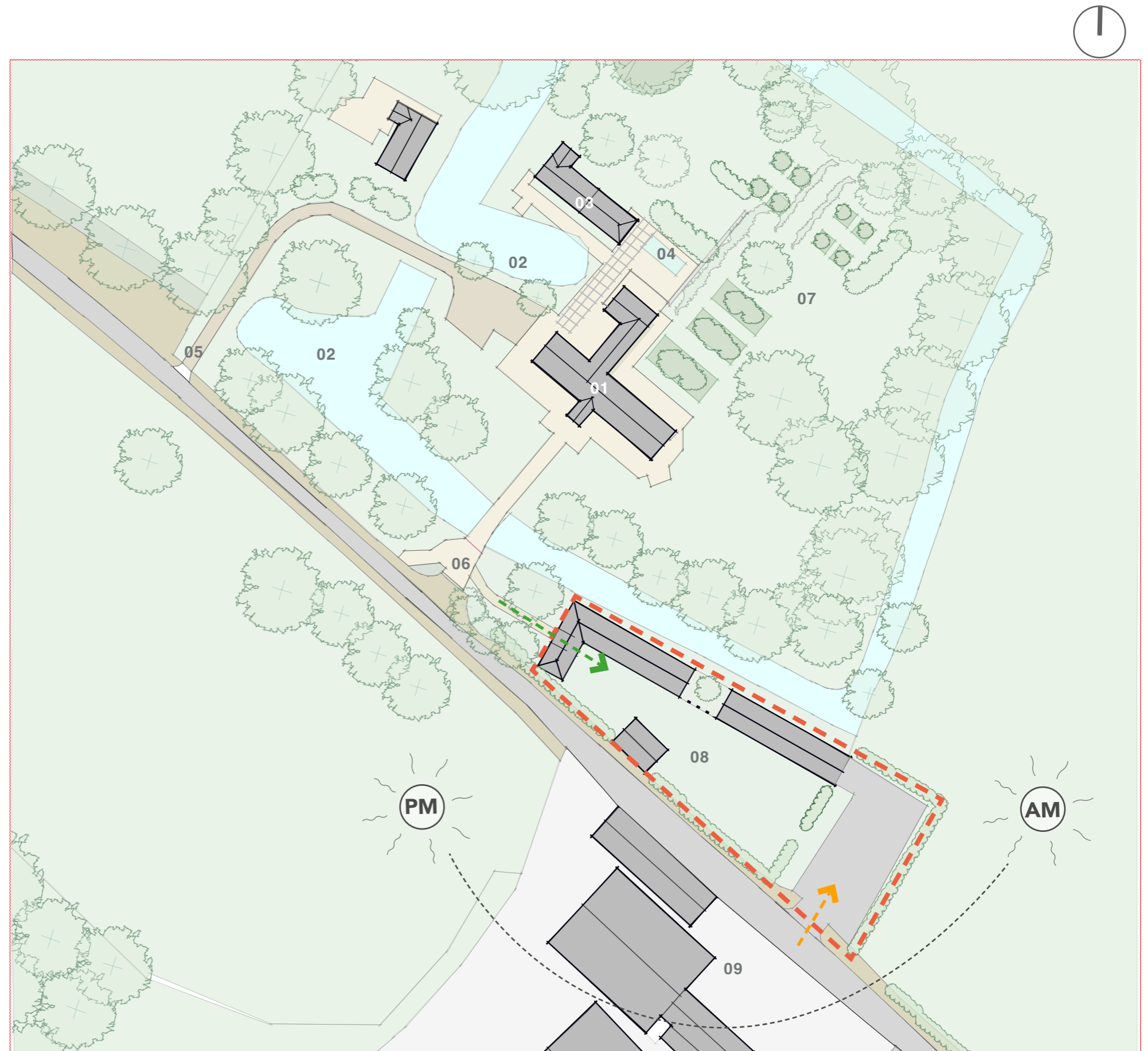
KEY

- 01. Flemings Hall
- 02. Moat
- 03. Day room
- 04. Pool
- 05. Entrance
- 06. Original Entrance
- 07. Gardens
- 08. Stables and Barns
- 09. Farm Buildings (Owned by others)

- - - Boundary of proposed barn conversions
- - -> Primary entrance from Hall
- - -> Access from road (unused)



Site of view from Hall Road with separate entrance
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Sketch Site Plan

Site Hall and Buildings



View towards Fleming Hall over moat



Garden room with glazed opening overlooking the pond.
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Fleming Hall Entrance Path

Site Barns



Separate entrance from Hall Road
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View North West towards 18th Century barn (to the left)



Outbuilding within site

Existing Plans



The existing outbuildings consist of three separate barn buildings within an enclosed area to South of the site.

The outbuildings are arranged with one larger thatched barn building on the South edge closest to the site boundary. Another outbuilding is located to the North of this, with a linked roof connecting two modern timber clad barn buildings.

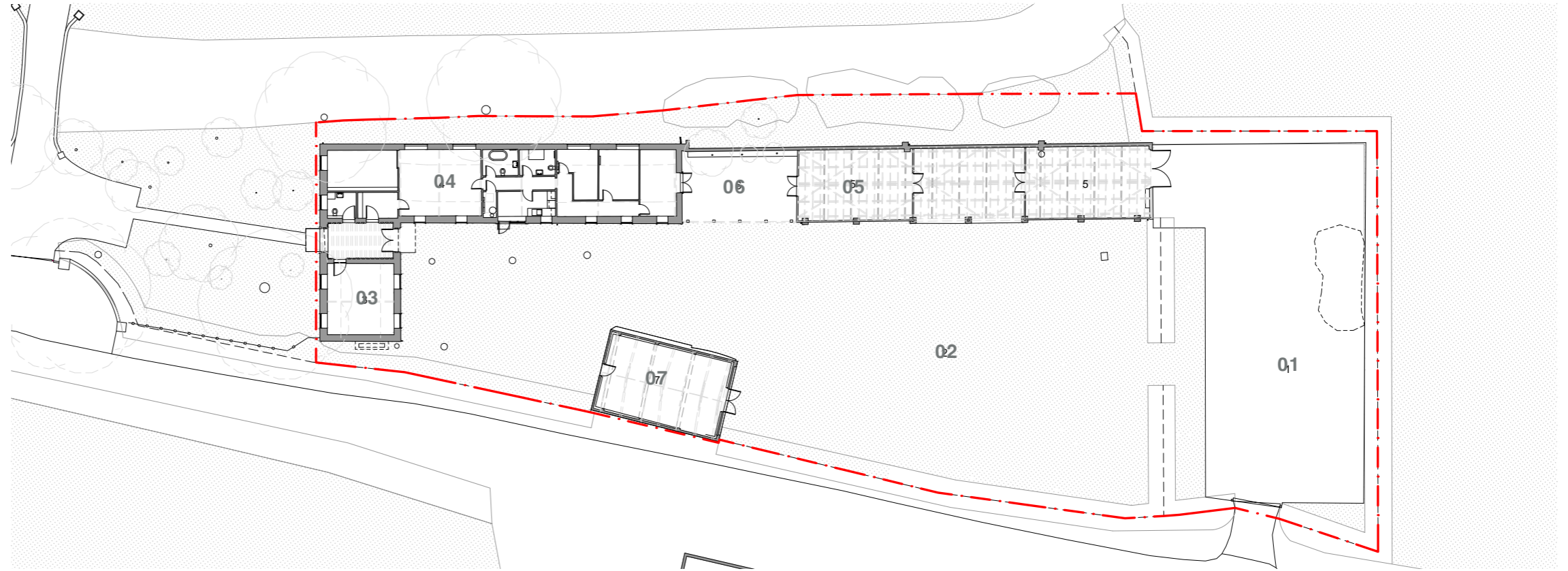
These outbuildings were previously used as storage, but have not been used for considerable time and sat derelict.

The materials are typical for agricultural buildings in the area. The outbuildings are clad in dark timber and white render with a tiled roof.

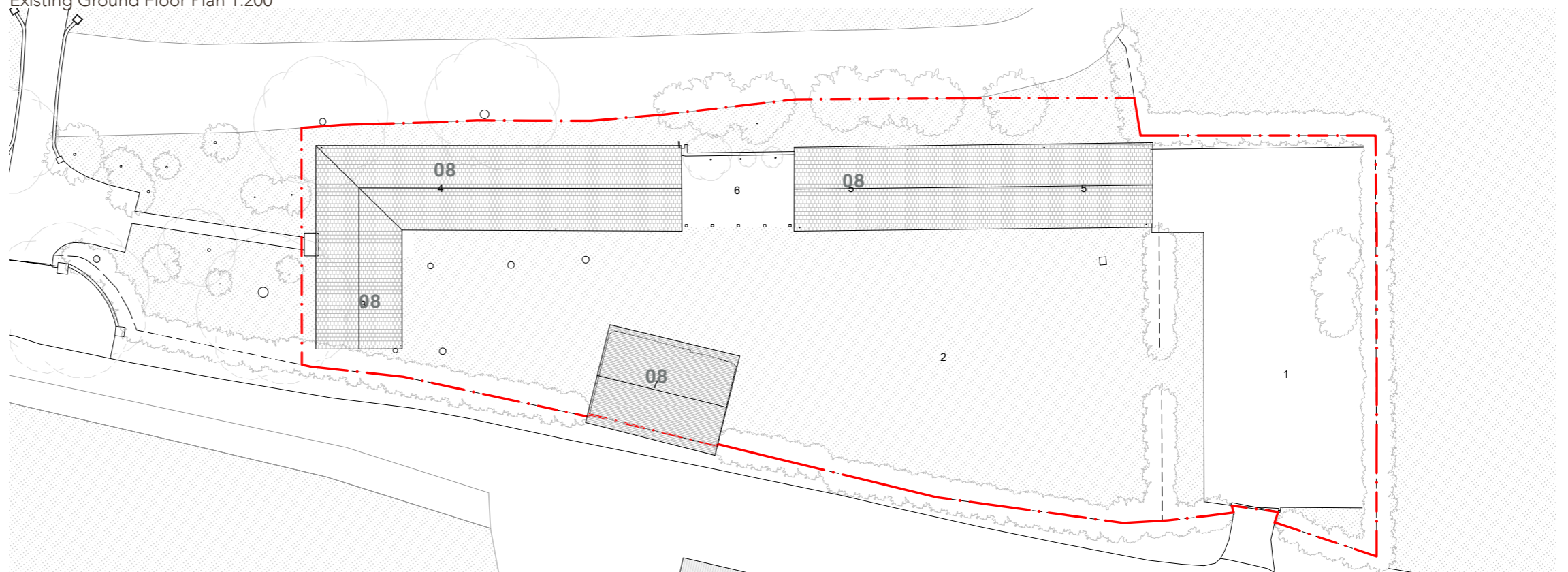
Two of the building have already been renovated. Access to these is from the West via a main house and a bridge over the historic moat.

Separate access existing from Hall Road, although this is unused at present

There is a large courtyard on the Western side of the outbuildings, which is mainly concrete hard standing. The immediate site is surrounded by thick hedgerows.



Existing Ground Floor Plan 1:200



Existing Roof Plan 1:200

KEY

- 01. Plot
- 02. Landscaping
- 03. Outbuilding
- 04. Outbuilding 1(3 bed)
- 05. Outbuilding 3 (Storage)
- 06. Exterior Paviment
- 07. Old Barn

Planning

The development would aim to be in line with Policy CS2 and partly in line with paragraph 79c of the Framework, as the barns are "redundant or disused".

By retaining the garden, improving the appearance and amount of hard landscaping, we believe this would help to satisfy the council that the conversion would enhance the barn's immediate setting.

Considering the unused nature of the barns, the proposal would enhance the area and improve the current condition. A sensitive design approach to retain existing features and utilise the inherent nature of the existing structures will leave the existing barns predominately unchanged from the exterior.

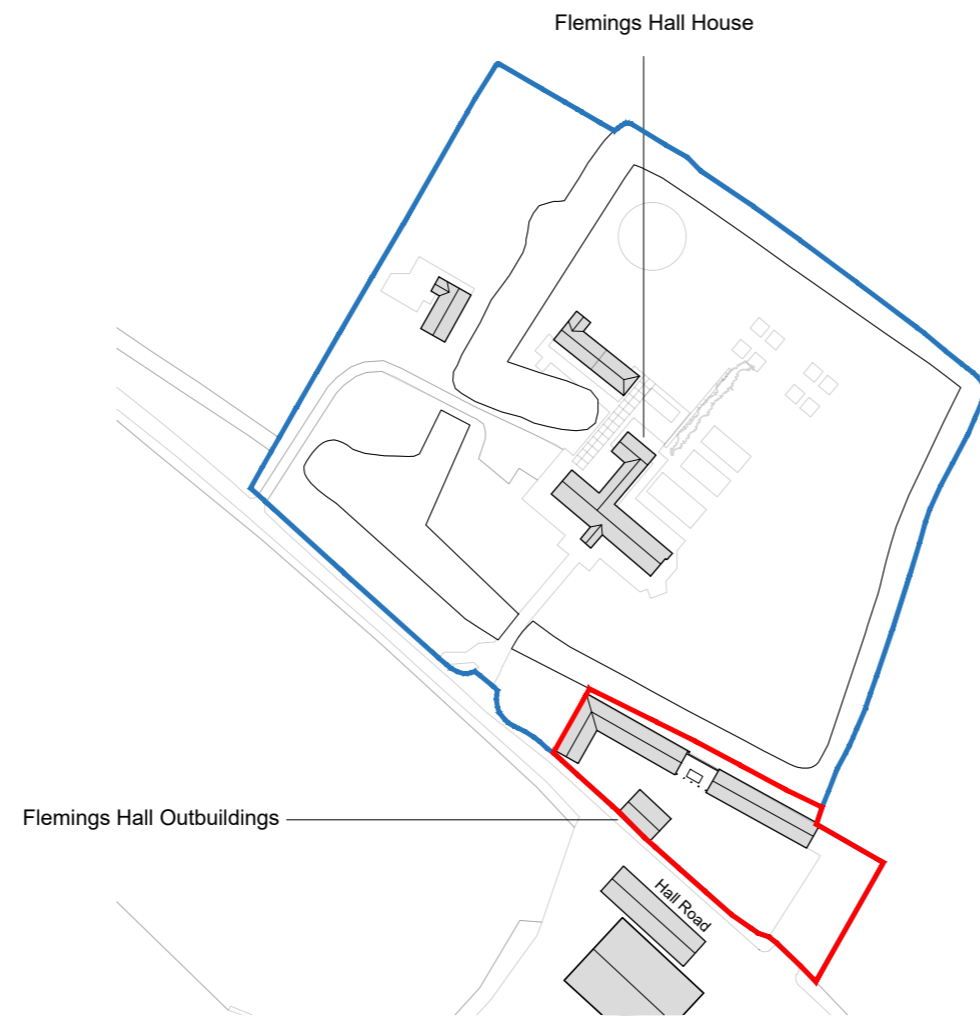
We believe a scheme comprising the conversion of the timber-clad barn represents a sensitive adaptation of the existing building.

Whilst a previous application (ref:2191/07) was granted for only "purposes incidental or ancillary to the principal dwelling known as Flemings Hall", it could be argued that the conversion of the barns for commercial purposes would retain the upkeep of the listed Hall and would therefore be beneficial to setting in the long term.

The proposed design aims to maximise the use of the existing barns, whilst enhancing the character the existing site and without harming the setting of the Hall. We believe that with sensitive alterations to the existing barns and proof of the above against policy could provide a solid basis for approval.

A more detail planning policy assessment is contained within the attached report by Brighter Planning.

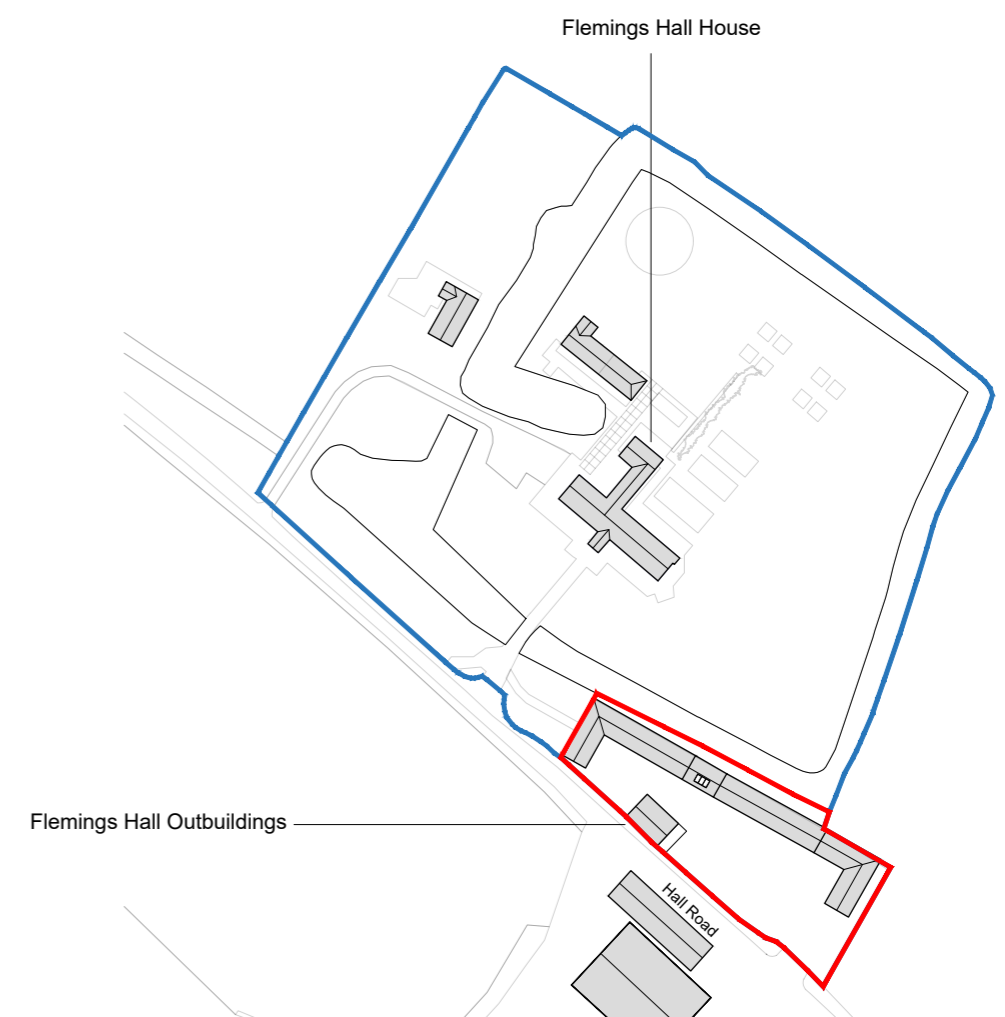
Within this report, it highlights the historical nature of the site including buildings in a similar location to the newly proposed dwelling within this proposal



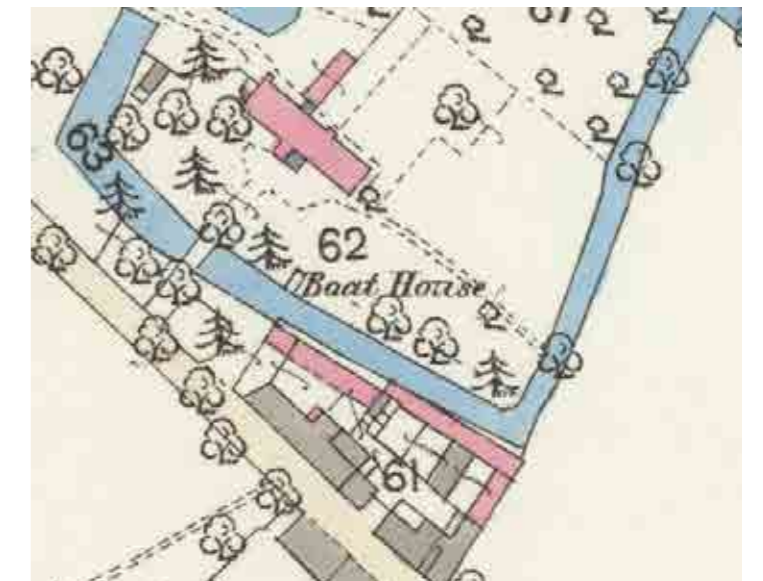
Existing Site Plan (NTS)



View of site from adjacent field which would remain predominantly unchanged with the proposals.



Proposed Site Plan (NTS)



The 1886 OS map indicating the buildings where the new structure is proposed.

Site Opportunities & Constraints, Design Objectives

Opportunities and Constraints

The site benefits from several opportunities and constraints that are listed below:

- Create rentable holiday lets separate to the main residential property that can be used by other families and individuals for holidays.
- Preserve the character of the site and visual appearance
- Improve the use and environmental performance of the barns.

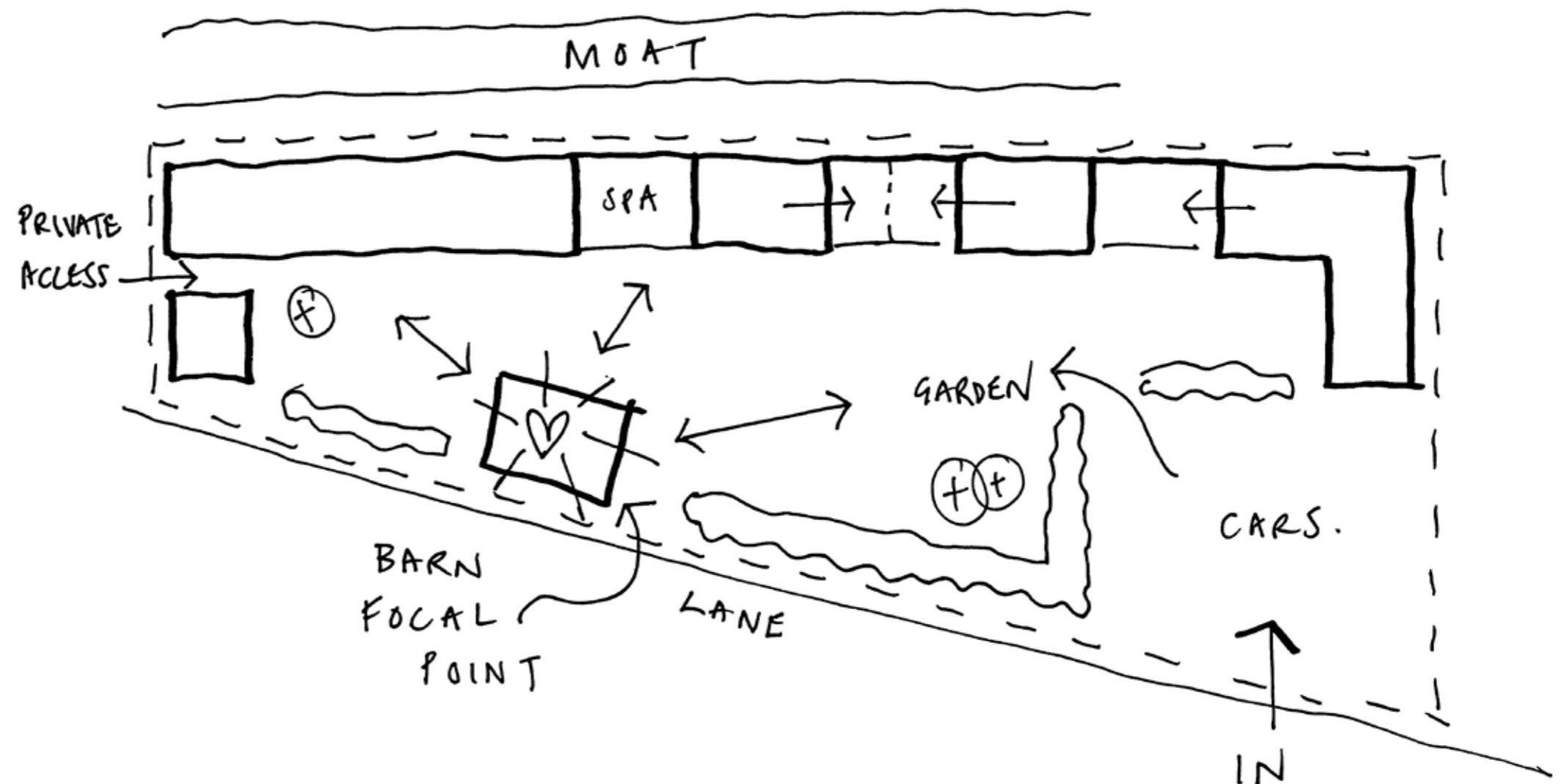
Design Objectives and Principles

In response to the opportunities and constraints, as well as the brief of the family living in the property, a set of design objectives have been developed:

- Convert the outbuildings to create a space for others to rent.
- Retain a property for the use of the groundskeeper and family to assist in maintenance of the hall and management of the holiday rental units.
- Retain the historic thatch barn as the primary focal point of the immediate site.
- Retain privacy for the main hall and family
- Generate additional income to support the upkeep of the hall
- Enhance the biodiversity on the site
- Use a simple palette of materials and carefully considered detailing to retain the existing look of the outbuildings
- Improve the energy efficiency
- Respect the character of wider area.

Design Process and Development

Throughout the design process the overall concept has evolved through careful consideration to the surrounding context, local planning policy and guidance, as well as engagement with Mid-Suffolk Council for pre-application advice.



Pre-application Advice

Initial proposals were sent to Mid Suffolk for pre-application advice (23/00394/PREAPP)

In summary, the outcome was that the proposed conversion of the existing barns into six holidays rentals with one new building to house onsite manager.

The proposals seeks to convert the remaining barns to form a holiday let complex of lettable units which given the arrangement could be interconnected for larger family groups. The central break between the two units is to be used to form a spa area. To the north east corner of the site a new/replacement single storey range in an L shape is proposed to form a dwelling for the onsite manager.

Also, the proposed new building will not be visible from the adjacent field which would remain predominantly unchanged with the proposals.

The key points were as follows:

- The size of the site can comfortably accommodate the design/size of the extensions.
- The existing buildings are not of special visual merit, the proposed design would be an enhancement.
- Broadly Heritage team support conversion of farm buildings to holiday use as it is more likely to represent diversification of farming businesses than simple residential conversion.
- It is also likely to support the tourist economy in the area.
- It is unlikely that the development would appear oppressive, result in significant loss of daylight/sunlight or result in significant overlooking concerns to neighbouring amenities.
- Proposed footpath connecting the building to 'Fleming Hall House' should be provided in the planning application.
- To revise the red line on the site plan to the residential curtilage of the property.
- A Bat Survey is required and where applicable, any recommended mitigation and enhancement measures should be incorporated.

_Consideration of Local Planning Policy H9 to support conversion alongside structural surveys
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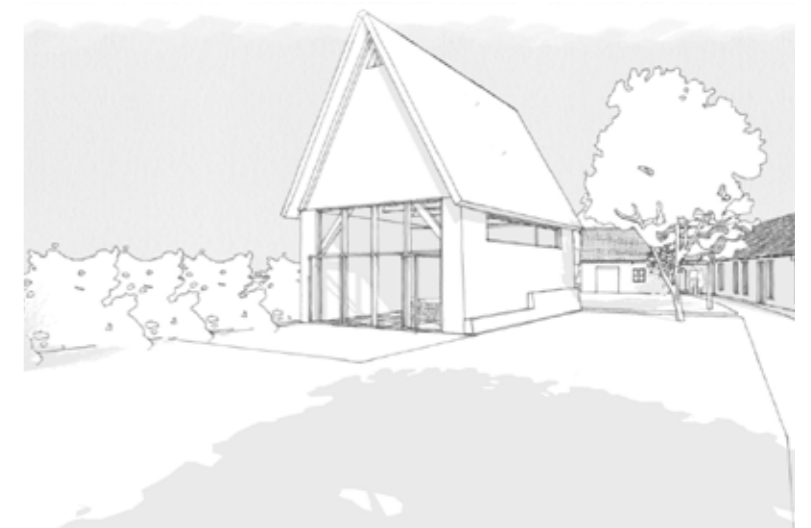
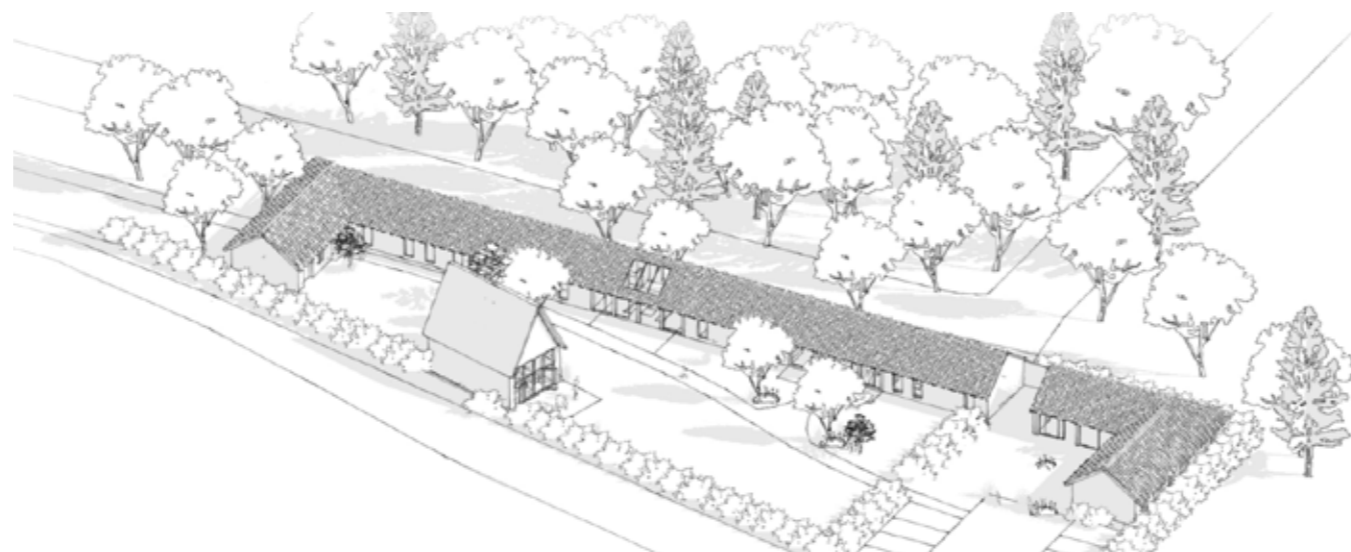
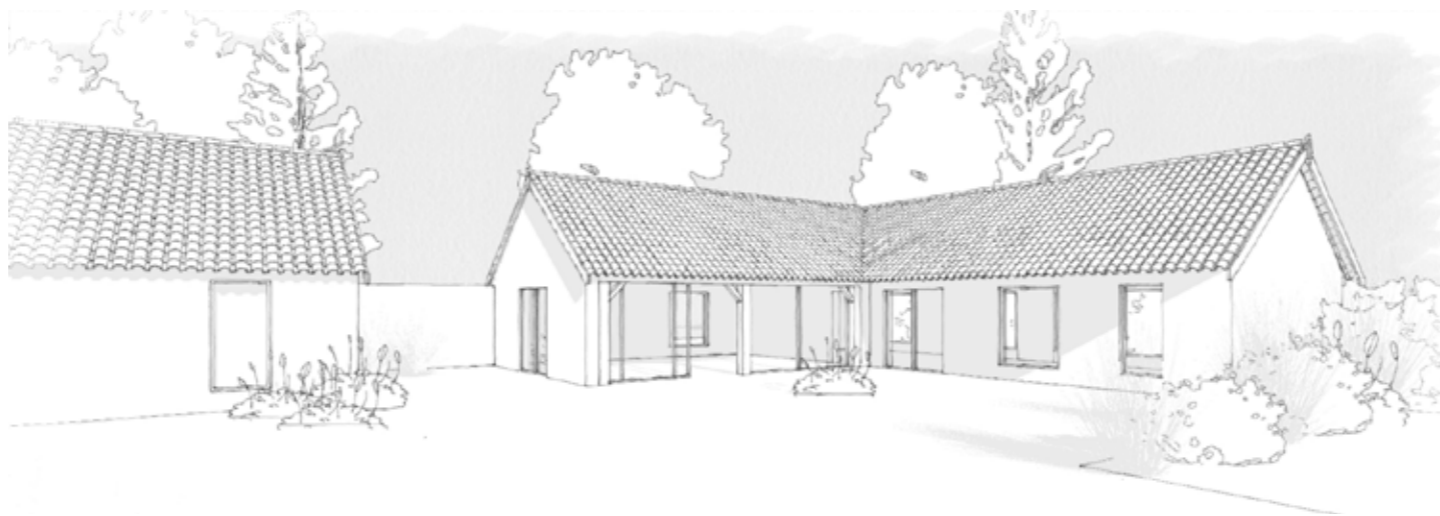


- 1 bed / 2 person
- 2 bed / 4 person
- 3 bed / 4 person
- Spa

Summary - response to the Pre-App:

I would not be able to support the scheme as submitted for the reasons given above. If the principle is otherwise acceptable in terms of planning policy, I would recommend revising the scheme to omit the new-build, and radically reduce the number of units.

In view of this we changed the scheme proposing holiday let complex of four lettable units: 1no. 1 bed unit, 2no. 2 bed units and an extension to the existing barns to create a single 3 bed unit. This creates a symmetrical and complimentary arrangement, able to provide a dwelling for the site manager within the existing converted buildings and the holiday lets to support the upkeep of Flemings Hall.



Proposed design

The focus of the proposal is around the existing 18th Century barn in the centre of the site and to convert the existing unused barns into holiday let accommodation.

A communal garden surrounds the oldest barn and an existing access point and hardstanding is used to create parking bays for visitors.

A new extension is proposed at the end of the site to replicate the form and scale of the existing barn arrangements. This is to accommodate staff and family to maintain and upkeep the holiday lets, as well as Flemings Hall, which is in constant need of renovation due to its age and the timber frame construction.

A sensitive use of materials matches the existing with traditional dark timber cladding and tiles roofs. New openings are created in the barns for light and views across the moat, maintaining the visual connection with Flemings Hall, whilst keeping the holiday lets private and self contained from the Hall.

The newer external walls to the gable end of the 18th Century barn are removed to replicate the original open ended arrangement of the gable, whilst providing light into the space and views across the garden. External shutters will be installed in dark timber to match the existing cladding. These will be able to close the front of the barn for shading and to reduce light pollution in the evenings.



KEY

- | | |
|----------------------------------|--------------------------------------|
| 01. Vehicle Entrance | 06. Link building |
| 02. Gravel parking and bin store | 07. Maintained hedgerow |
| 03. New Dwelling Extension | 08. Moat views |
| 04. Communal grassed area | 09. Farm Buildings (Owned by others) |
| 05. Communal Spa | |

Proposed Plans

