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DESIGN, ACCESS and LISTED BUILDING STATEMENT

‘On-Line Application Ref. PP - 04653364’

PROPOSED CART LODGE & OFFICE
at
NAYLAND FARM, MILL ROAD, RINGSHALL, SUFFOLK, IP14 2LS
for
MR. & MRS. P. GUYVER

DESCRIPTION OF PROPOSALS

This planning application is for the demolition of the existing derelict timber building previously used for parking and storage and it's replacement with a new timber framed and boarded cart lodge / office.



ASSESSMENT

The new building will be located on the footprint of the existing building towards the rear of the property adjacent to the existing driveway.

Planning Policy

The new building is located within the curtilage of a grade 2 listed building namely Nayland Farmhouse.

The materials to be used on the walls of the building will be black stained / painted horizontal timber boarding, with a second hand clay pantile roof in order to maintain the character of it's setting on the site.

Off road parking for cars is already provided at the premises, and will remain unaltered.



INVOLVEMENT

Mr. Guyver the property owner has had preliminary discussions regarding these proposals with staff at Mid Suffolk planning authority.

EVALUATION

The new building will sit back from the site access road in the rear corner of the property adjacent to existing well established boundary hedging and shrubbery.

DESIGN

Layout

The proposed building will occupy the footprint of the demolished former building.

Scale

The overall footprint area of the new building will be approx 58m². The proposed ridge height will be approx 4.0M, and the eaves level will be approx 2.35M above ground level. The roof pitch will be 30°.

Appearance

It is proposed to construct the building using a timber framed structure clad externally with horizontal timber boarding painted or stained black in colour. Second hand clay pantiles will be used on the roof.

All materials proposed for use on the walls and roofs will be selected in order to achieve an acceptable and sympathetic appearance with the existing buildings on site and its general surroundings.

External windows, fascias and bargeboards will all be painted timber. Rainwater goods will be black and of same profile to match those on existing buildings.

All materials to be used on the proposals will be as shown on the drawings, application forms or agreed with Mid Suffolk DC planning department prior to any work being commenced on site.

Landscaping

All existing boundary treatments are to remain, and anything damaged by the works will be replaced like for like.

Any existing shrubbery and surfaces disturbed by the works will be reinstated like for like upon completion of the works.

ACCESS

The existing site entrance serving the property and the access driveway will remain unaltered.



LISTED BUILDING INFORMATION

NAYLAND FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NAYLAND FARMHOUSE

List entry Number: 1283892

Location: NAYLAND FARMHOUSE, MILL ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Mid Suffolk

District Type: District Authority

Parish: Battisford

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jan-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 279937

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

RINGSHALL MILL ROAD, BATTISFORD TM 05 SW

5/162 Nayland Farmhouse - - II

Farmhouse, c.1600. One storey and attics. 3-cell plan, with 2-storey parlour cross-wing to right. Timber-framed and roughcast: Thatched roof with axial C19 chimney of red brick. C19 and C20 small pane casements; a C20 plaintiled splayed bay. C19 boarded entrance door with open glazed porch. A little unmoulded framing exposed; wind-braced clasped-purlin roof to cross-wing. The hall has a clamped upper floor which may possibly be an insertion into an earlier building.

Listing NGR: TM0239453769