

**DESIGN & ACCESS AND HERITAGE STATEMENT
STREET FARM BARN, CRATFIELD ROAD, FRESSINGFIELD, SUFFOLK, IP21 5QD**

FOR MR R. STEIN AND MRS A. STEIN

ploice

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CONTEXT 1:500

Introduction
Plaice Design Company Ltd have been appointed by Mr R and Mrs A Stein, to seek consent for external and internal amendments to Street Farm Barn, Fressingfield.

Site and Location
Street Farm Barn is a 2 storey, semi-detached dwelling, located within the village of Fressingfield. The property has an 'L' shape footprint, which faces into a private, rear garden. The property has seen minor external and internal alterations throughout its use, and was last adapted around 2013, with the conversion of the existing garage. The site lies within the Fressingfield Conservation Area.

Site Area - Approximately 626.7 m².

Appearance:
The two storey, timber frame property is finished in cream render with a black timber cladding, black painted brickwork and red brick plinth. The roofs are lined with traditional pan tiles.

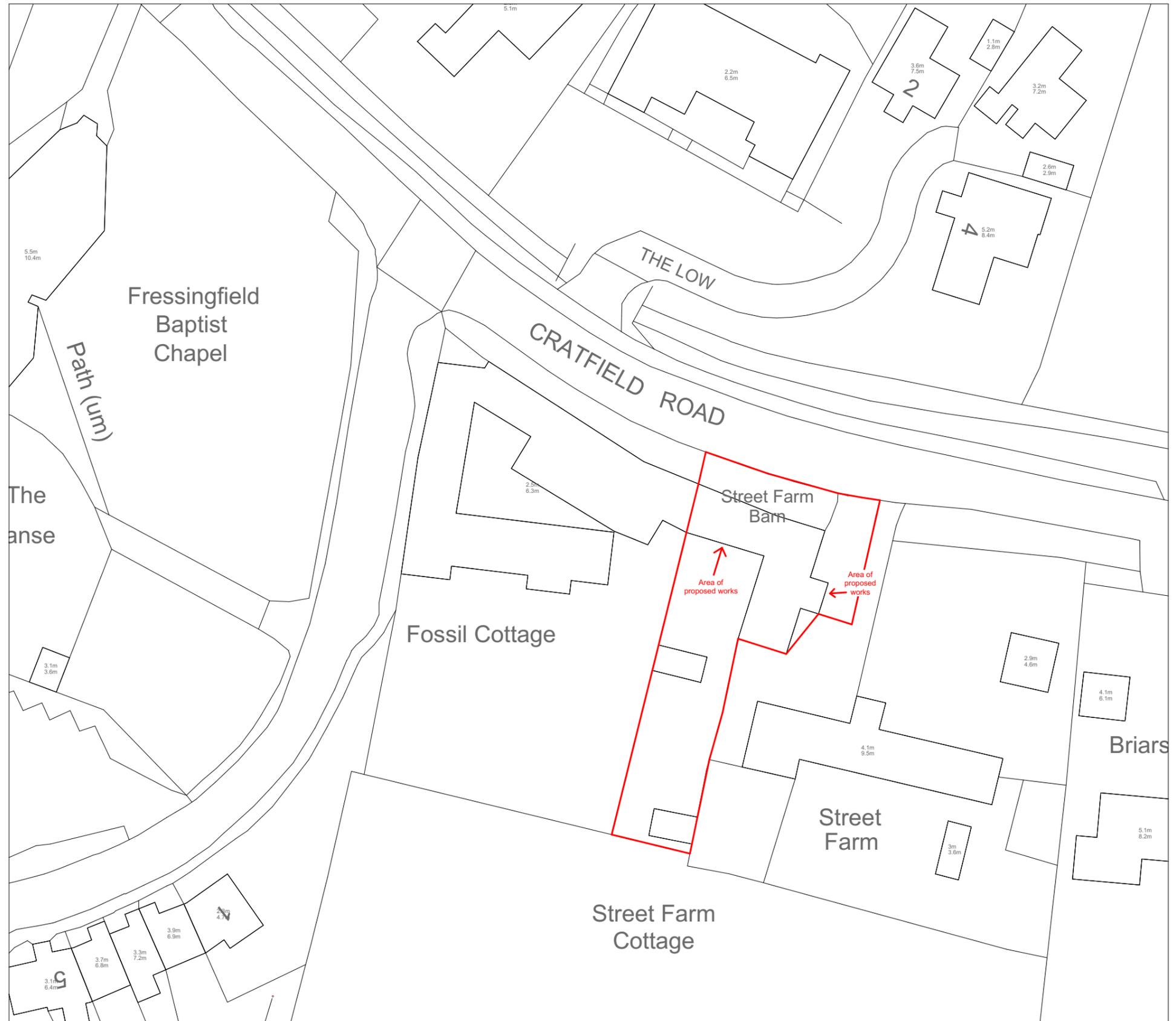
Landscape
The house is situated along Cratfield Road road which leads to the B1116 and village centre. There is a private gravel drive to the east of the site and a long garden to the rear. The north-east elevation sits parallel to the road, with a grass verge between.

The site sits within Flood Zone 3, which is an area that has been shown to be at a 1% or greater probability of flooding from rivers. Further information and guidance has been provided within a Flood Risk Assessment statement, included within this application.

Orientation and Daylighting
The site is orientated along a North / South axis, with the majority of the external alterations occurring to the South-west (rear) elevation.

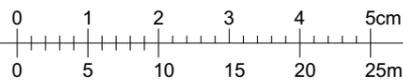
Neighbouring Property and Established Amenity
Street Farm Barn is situated along Cratfield Road, amongst a mix of red brick residential buildings.

Listed Buildings
Street Farm Barn is located next to and within the curtilage of Grade II Listed Street Farmhouse, Fressingfield, and the village Baptist Chapel to the west (Grade II).



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CONTEXT PHOTOS

Photo 01
Taken from Cratfield Road, looking West towards the front elevation of Street Farm Barn.

Photo 02
Taken from the front drive, looking South towards the front entrance of Street Farm Barn.

Photo 03
Looking North-East towards the rear patio and garden of Street Farm Barn.

Photo 04
Taken from the rear garden patio looking North-East towards the single storey, rear elevation of Street Farm Barn.

Photo 05
Taken from the rear garden patio looking North-West towards the rear elevation doors.

Photo 06
Taken from the rear garden patio looking East towards the 2 storey section of the building.

Photo 07
Taken from the garden patio looking South along the length of the rear garden.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07

HERITAGE STATEMENT

Surrounding Historical and Character Context

The Fressingfield Conservation Area, originally designated by East Suffolk County Council in 1973, and inherited by Mid Suffolk District Council in 1974, references the core of the village, stretching from Street Farmhouse, to New Street.

The B1116 runs through the centre of the village boundary, leading onto Weybread & Harleston to the North and South towards Framlingham.

Cratfield Road provides a principal access into the village, closely passing the Grade II Listed Street Farmhouse and Baptist Chapel. It is an area of local soft red brick properties and rendered timber frames. Most houses along Cratfield Road have been set back from the road edge, and form a comfortable, rural frontage, with glimpses of countryside views to north and south.

Street Farm Barn is located within the curtilage of Grade II Listed Street Farmhouse, Fressingfield, located approximately 5m south-east of the property.

Constructed in the late 16th - early 17th Century, the neighbouring Grade II Street Farmhouse was extended to the right in 1977 and this extension now forms a separate dwelling. The 2 storey property comprises of timber frame construction, with roughcast render, a roof of glazed black pantiles and mid-20th Century casement windows throughout.

The Grade II Listed Baptist Chapel of 1835, has an unusual coffin shaped footprint, with red brick and slate roof, approximately 100m from Street Farm Barn.

Proposals

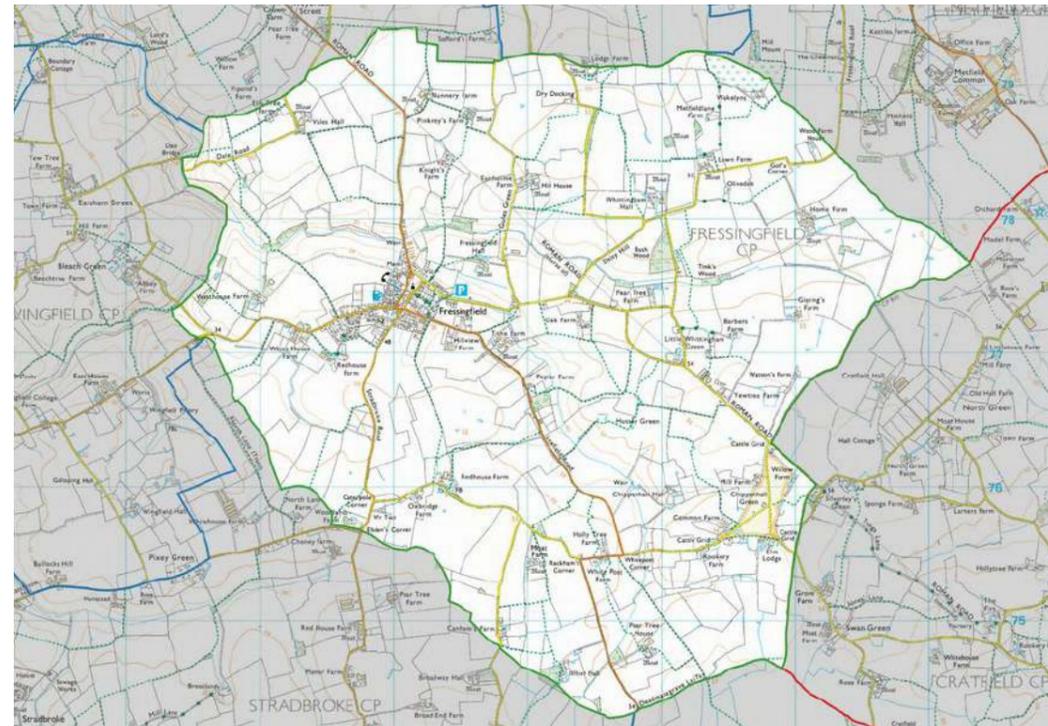
Externally, the front elevation (facing the road) and elevation (facing towards Street Farmhouse) will remain unchanged. Minor external amendments are proposed to the doors and windows facing the rear patio garden. The timber barn-style doors will be replaced with double glazed Crittall-style doors and a large double glazed window installed to maximise light into a relatively dark internal space. Minor changes to the front entrance door have been proposed to improve security and heat efficiency.

Internally, the layout has been rationalised, to improve circulation, natural light quality and acoustic properties.

Containing bedroom space to one 'wing' of the two storey building will allow the floor above the Music Room to be carefully removed to expose a vaulted, double-height space, reinstating the proportions of the existing barn structure.

The Music Room is used by the homeowner for private music work, and the vaulted ceiling will vastly enhance the acoustic properties of the interior for working life, as well as improve natural light quality.

As a result of removing the First floor above the Music Room, the existing building fabric, such as the timber tie beam across existing bedroom, will become exposed at high-level and be carefully preserved.



POLICY SCLP 11.5 - CONSERVATION AREAS

"Proposals for development within a Conservation Area should:

a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;

b) Preserve or enhance the character or appearance of the conservation area;

c) Be of an appropriate design, scale, form, height, massing and position;

d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens;

e) Use high quality materials and methods of construction which complement the character of the area.

Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above."

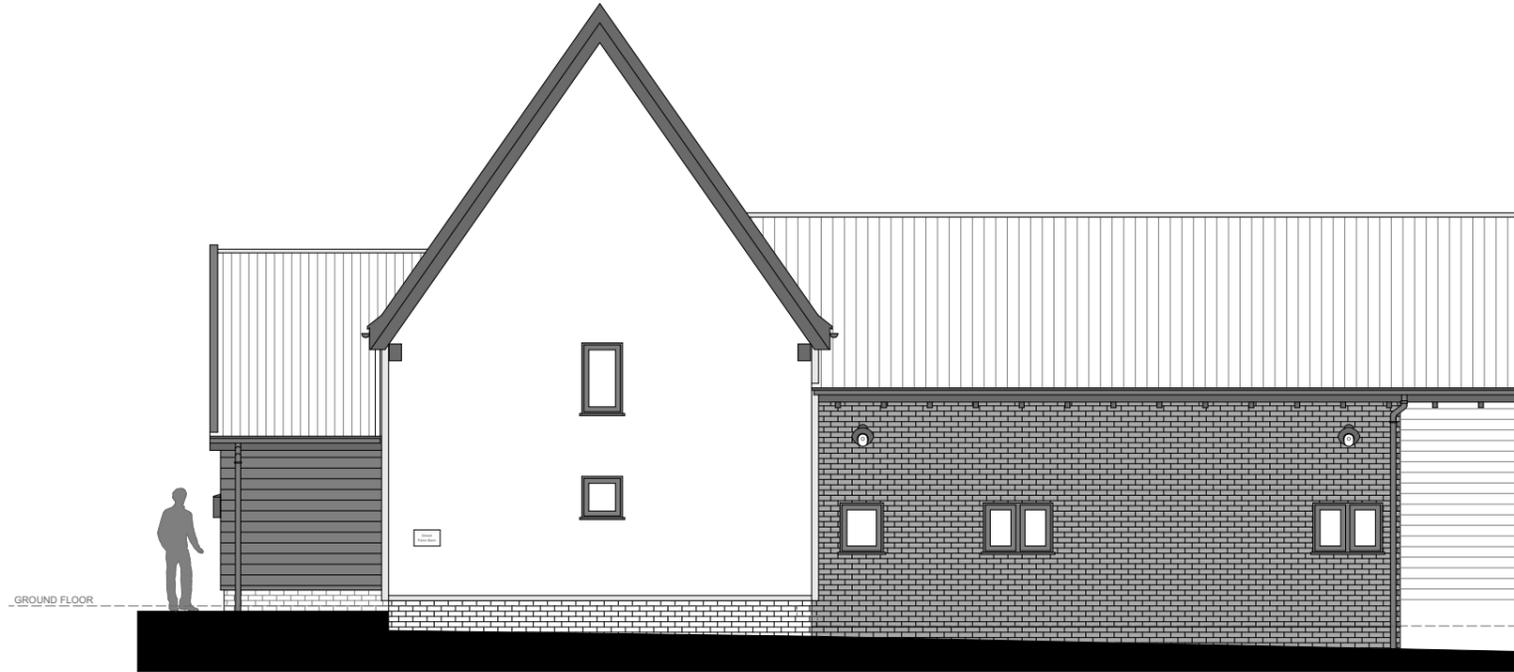
The proposed alterations demonstrate a clear understanding of the building's significance and setting; without harming the character of the building. The sympathetic design, scale and form complements the existing building and adheres to the points raised within the Conservation Area Appraisal.

Therefore, we trust that the Council will conclude that the proposal for minor alterations accords with the provisions of the local plan and does not result in demonstrable harm to Street Farm Barn or Street Farmhouse, as a listed building.



NB: Conservation Area maps taken from Fressingham Neighbourhood Development Character Appraisal 2018/2019

EXISTING ELEVATIONS 1:100



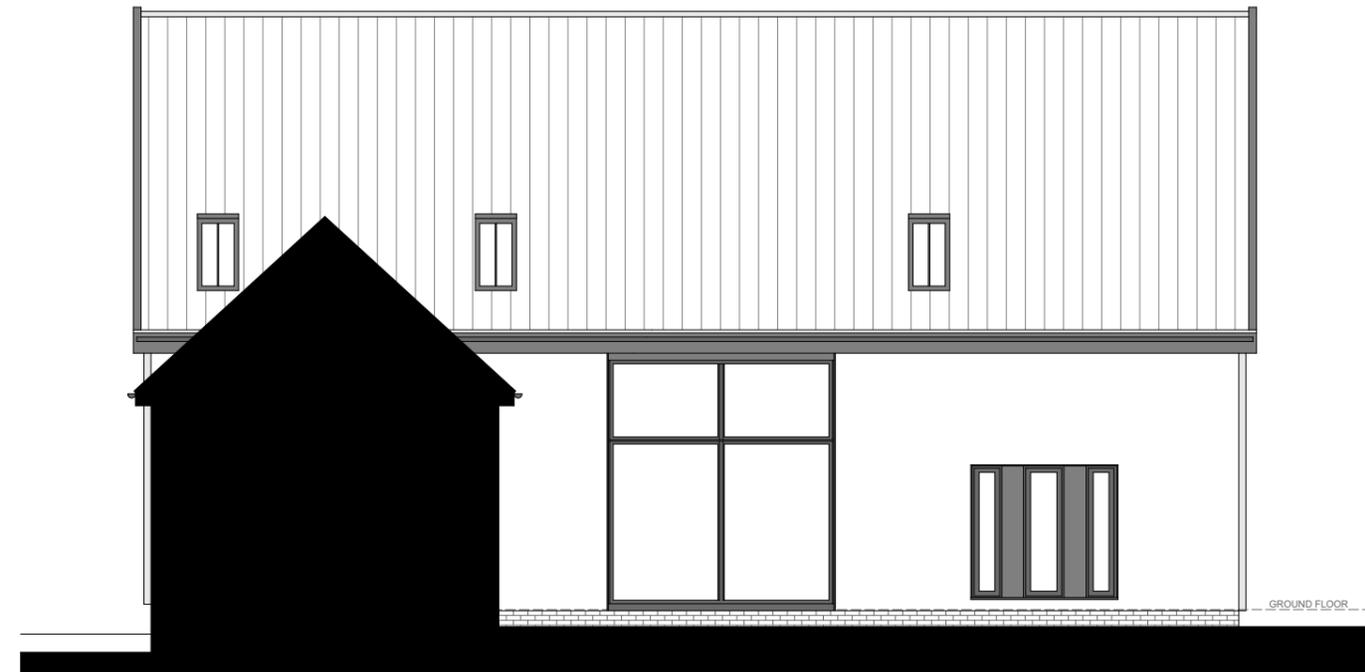
EXISTING NORTH EAST ELEVATION



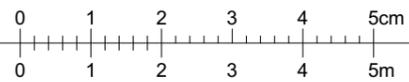
EXISTING SOUTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING NORTH WEST ELEVATION



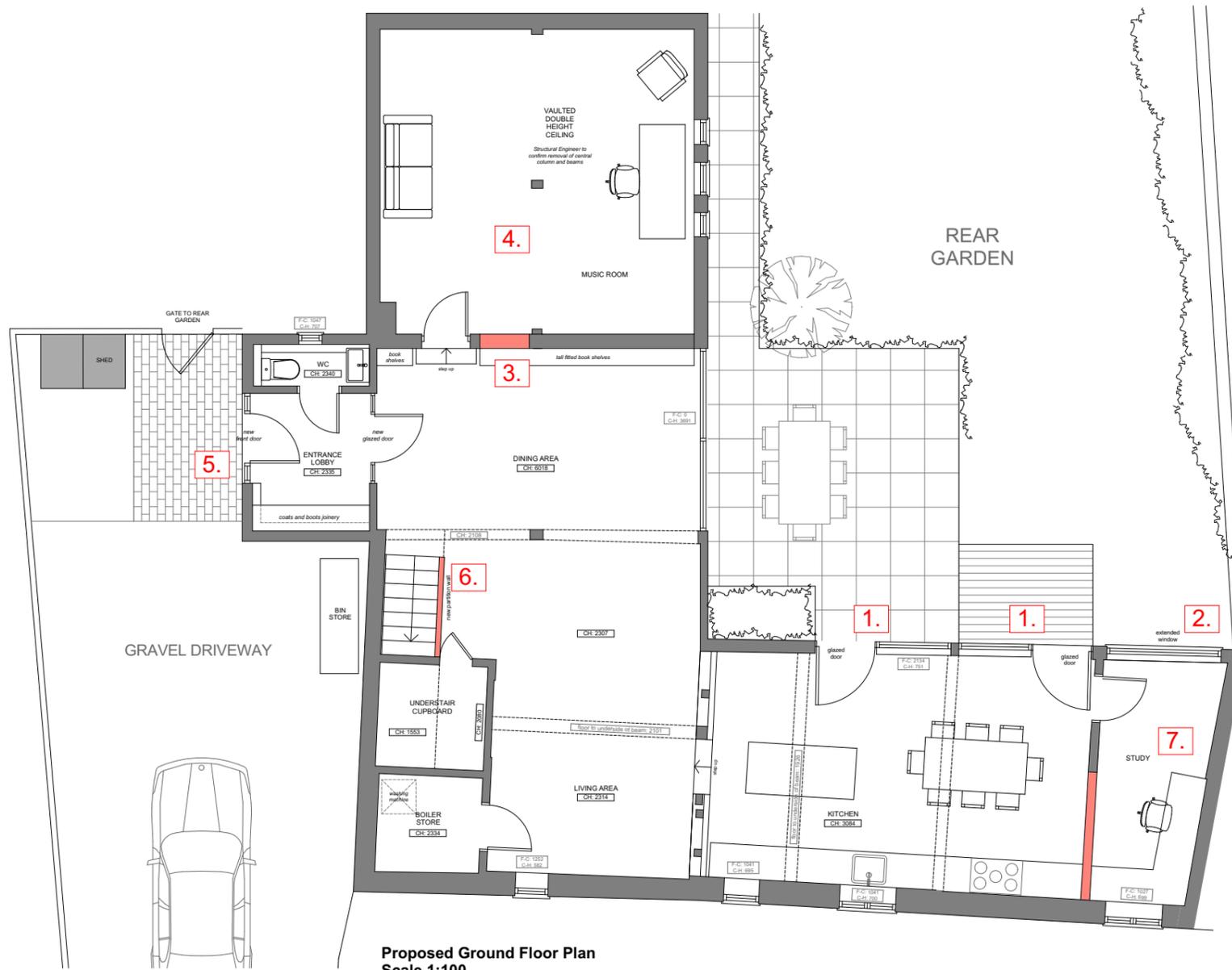
PROPOSED PLANS 1:100

This application seeks to improve natural light gain by replacing the existing patio doors with new glazed doors and install a new picture window to the proposed study, on the south-west elevation. The application also includes internal modifications to help improve the home owners lifestyle.

PROPOSED WORKS

- Carefully removal of the existing timber window frames to the existing kitchen and corridor. Install new double glazed doors within existing openings,- storm proof doors, designed to comply with Secure By Design Standards, black powder coated aluminium frames.
- Increase existing opening size of shower room window on timber clad wall, to form new double glazed picture window to study - black powder coated aluminium frames. The window will mimic the style of the existing barn windows (near the dining area) on the north-west elevation.
- Carefully remove existing staircase up to First floor. Existing opening to be infilled to match existing.
- Carefully remove existing floor between the Ground and First floor to form Music Room with double-height vaulted ceiling. Vaulted ceiling to improve acoustic properties for a Music Room environment. Timber tie beam across bedroom to remain as existing, exposed at high-level. Roof light and windows to remain as existing.

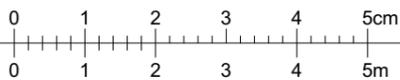
- Install new front door with double-glazed side lights (obscure glass) within existing opening. Storm proof door, designed to comply with Secure By Design.
- Existing staircase balustrade to be concealed with new partition wall, plaster, skim finish.
- Partition walls to be carefully removed to form larger kitchen / dining space and Study room. Tie beams to be left exposed at high-level.
- Existing Bedroom 2 to be divided to form a Walk-in Wardrobe, with sliding pocket door access.
- Existing Bedroom 2 to be divided to form a Guest Shower Room. Roof light to remain as existing.
- Existing Bathroom door to be extended to form a larger Ensuite to the Master Bedroom. Sliding pocket door access.



Proposed Ground Floor Plan
Scale 1:100



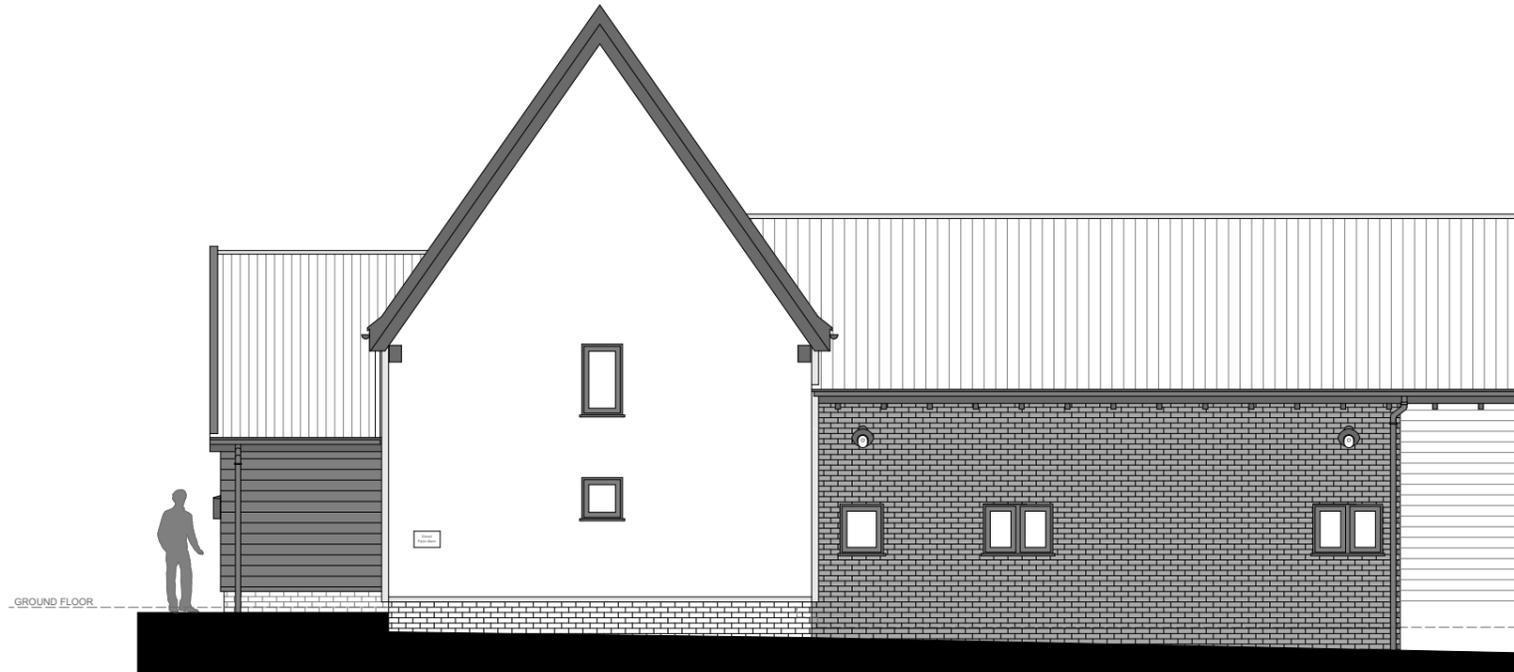
Proposed First Floor Plan
Scale 1:100



PROPOSED ELEVATIONS 1:100

PROPOSED WORKS

1. Install new front door with double-glazed side lights (obscure glass) within existing opening. Storm proof door, designed to comply with Secure By Design.
2. Increase opening size of existing shower room window on timber clad wall, to form new double glazed picture window to study - black powder coated aluminium frames. The window will mimic the style of the existing barn windows (near the dining area) on the north-west elevation.
3. Carefully removal of the existing timber window frames to the existing kitchen and corridor. Install new Crittall-style double glazed doors within existing openings, - storm proof doors, designed to comply with Secure By Design Standards, black powder coated aluminium frames.



PROPOSED NORTH EAST ELEVATION



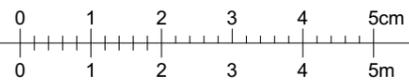
PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



EXISTING NORTH WEST ELEVATION



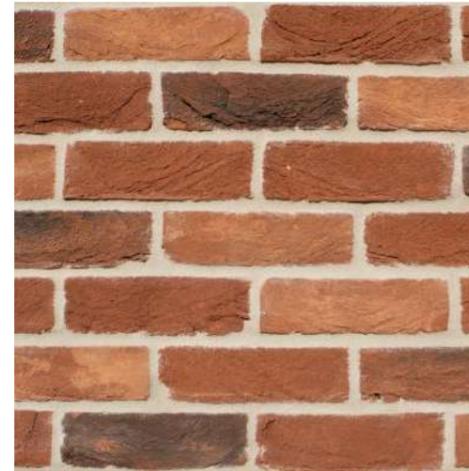
MATERIALS



New Critall-style double glazed doors, with black powder-coated aluminium frames.



Existing black horizontal timber cladding to be retained.



Existing red brickwork to low-level plinth to be retained.



New front door with double-glazed side lights (obscure glass).



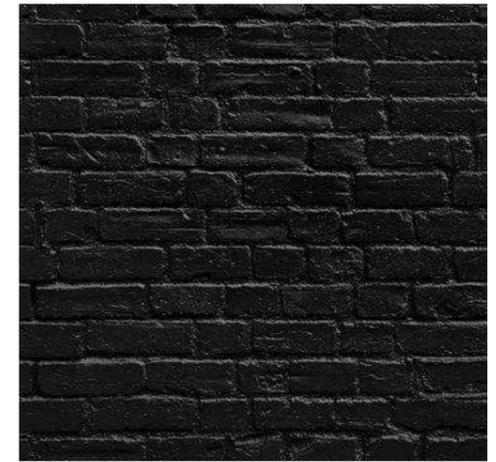
New picture window to study, with black powder coated aluminium frames.



Existing cream render to be retained.



Existing flint walls to be retained.



Existing painted black brick wall finish to be retained.

CONCLUSION

The proposed changes as outlined in this document have been carefully considered to ensure that the proposals are respectful to the existing property and the character of the Conservation Area.

When viewed from Cratfield Road, no alterations will be visible. When viewed from the neighbouring Street Farmhouse, though alterations to the front door will be visible but will again be minimal and sympathetic. Ultimately the proposed works will improve the circulation around the property and enhance quality of living for the users.

With this in mind, we hope the proposed works are viewed favourably and are recommended for approval.

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