

Heritage Design & Access Statement

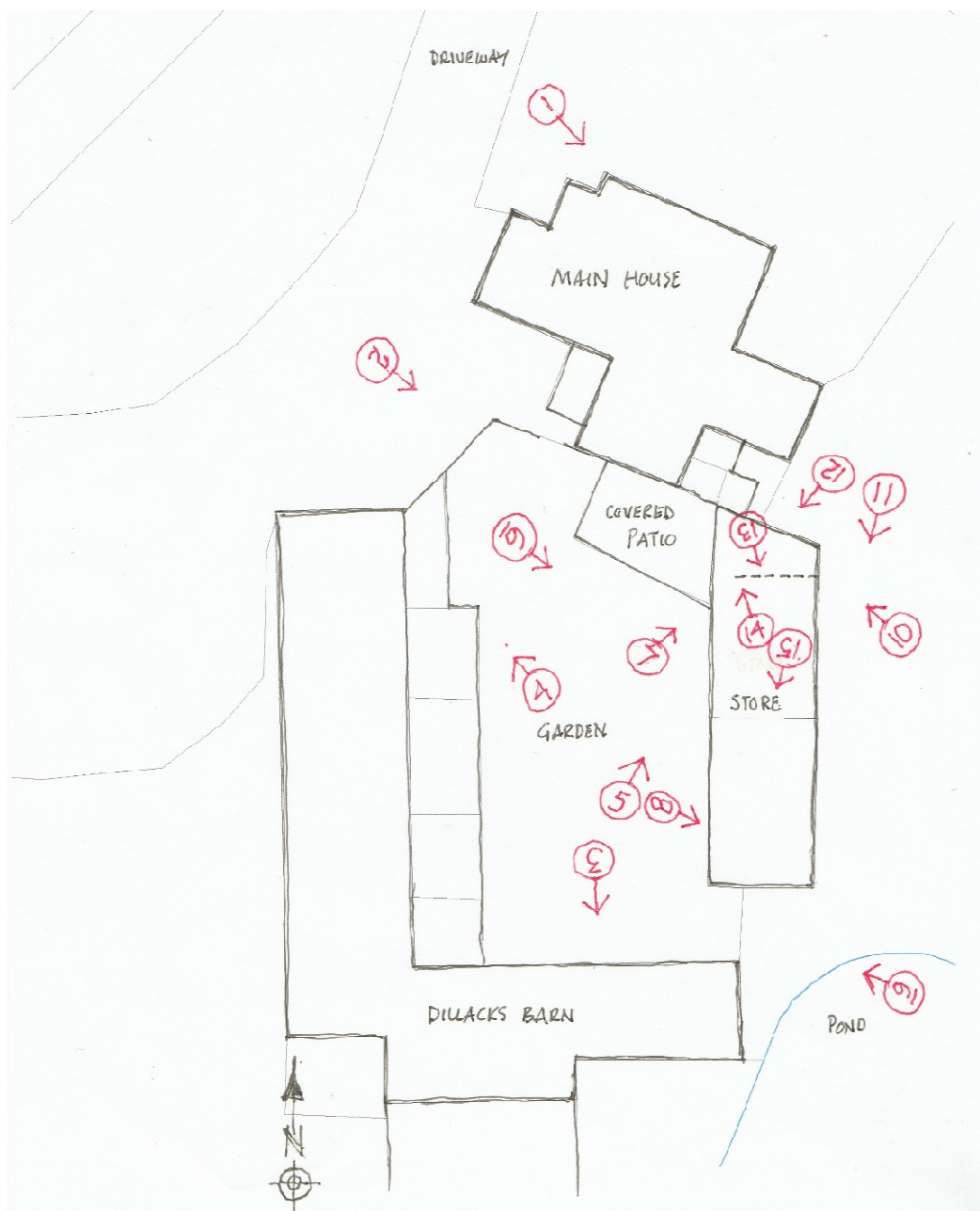
Client:	Mr C & Mrs V Day
Project:	Conversion of existing cartlodge and outbuilding to form annexed accommodation for elderly relatives and installation of 2No. ground solar array panels.
Site Address:	Dillacks farm, Colchester Rd, Assington, Sudbury. CO10 5LT
Date:	Nov 2023
Reference:	1264-02-HDAS
Revision :	-



Introduction

This report has been produced and is submitted in support of the new planning application and Listed Building Consent for the proposed conversion of the existing cartlodge and outbuilding to an annexe at Dillacks farm, Colchester Rd, Assington, Sudbury. CO10 5LT. The aim of this report is to give an analysis of the property, including its setting, history and character. Also described within this report will be the principles of and justification for the proposed works, including their impact on the special character of the building and its setting. This report along with the drawings will give a detailed survey of the building as existing and schedule of proposed works.

Site Photo Reference



Site Description

Dillacks Farm is an 18th century Grade 2 listed building (list ID 1351737). It is the main house that is listed whilst the surrounding barns and outbuildings come within it's curtilage but are not listed themselves. The proposed work is to the old stable block outbuilding. The site sits within agricultural land, does not lie within a conservation area or AONB and is not at risk of flooding (flood zone 1 - see flood map)



Figure 1: Front view looking at Dillacks Farm from the road entrance gate. Dillacks farm is a 2-storey main house (road frontage side) with one and a half storey rear extensions. The house walls are rendered and has plain tiled roofs with painted/red brick chimneys.



Figure 2: House entrance to the left and entrance gates to the courtyard garden from the drive



Figure 3: Courtyard garden looking south to the barns which are used for storage



Figure 4: Courtyard garden looking northwest to the entrance gates. The barn to the left has been converted to a dwelling.



Figure 5: The old cow shed and 3-bay open shelter-shed runs off south from the old cow yard open shelter (now a covered patio area) and looks over the courtyard garden. The proposal is to make the old cow shed and 3-bay open shelter into an annexe.



Figure 6: The old cow house and 3-bay open shelter-shed looking east from the garden. The shelter is currently used as a log store and the old cow house is used as a workshop.



Figure 7: Adjoining the rear part of the house is an open-fronted slate roof covered patio seating area. This will remain as it is. It used to be an open shelter for the cow yard.



Figure 8: The 3-bay open shelter-shed, now used as a log store, will form the new living and kitchen/dining area. The timber posts will be refurbished and will sit on new stone saddle blocks. The roof is structurally unsound with it's rafters listing to the north, resulting in serious deflection to the brick gables and needs urgent repair. The sheet metal roofing will be replaced with a more traditional plain tile.



Figure 9: The log store and workshop looking northwest with entrance gates to the left of the picture



Figure 10: The workshop store and main house as seen from the field



Figure 11: The brick outbuilding (now log store and workshop) looking southwest from the field with the pond in the background. The proposal will replace the profiled metal roof with traditional plain tile. The brickwork is to be repointed and made good. A new high-level small timber casement window will be introduced along this wall for the bedroom.



Figure 12: The side entrance door to the workshop store. This will have a new half-glazed door.



Figure 13: The existing timber stud partition and ceiling is proven to be of historic interest and will be retained and made good. This used to be the feed mixing shed with a cow shed through the door



Figure 14: The existing timber stud partition wall is to be retained and is seen from the workshop side here. The existing plank and batten door is to be refurbished and rehung opening the other way. The floor, walls and roof will be thermally upgraded. The stable doors will be replaced with a new timber boarded door and the windows replaced with new double glazed timber flush casements. The roof will be structurally made good, retaining the existing roof members where possible. New conservation roof light (garden side) will provide light to the new bathroom.



Figure 15: The existing timber roof. A timber strut can be seen supporting the listing brick gable and being fixed to the tie beam and collar.

Previous Planning Applications

B/95/00841

INTERNAL ALTERATIONS AND INSERTION OF NEW WINDOW

Permission not required - 11/09/1995

B/06/02088

Application for Listed Building Consent – Conversion and alterations to existing outbuilding to residential annex.

Refused - 21/03/2007

B/06/02087

Conversion and alterations to existing outbuilding to residential annex.

Refused - 21/03/2007

B/06/00560

Application for Listed Building Consent – Conversion of barn and associated outbuildings to form single residential dwelling unit. As amplified by the agent's letter dated 25.05.06.

Granted - 02/06/2006

B/06/00559

Conversion of barn and associated outbuildings to form single residential unit. As amplified by the agent's letter dated 25.05.06.

Granted - 02/06/2006

B/93/00155

APPLICATION FOR LISTED BUILDING CONSENT - INTERNAL AND EXTERNAL ALTERATIONS IN CONNECTION WITH CONVERSION OF BARN AND OUTBUILDINGS TO ONE DWELLING (DEMOLITION OF PART OF OUTBUILDINGS)

Withdrawn - 10/05/1993

B/93/00130

CONVERSION OF BARN AND OUTBUILDINGS TO ONE DWELLING AND CONSTRUCTION OF VEHICULAR ACCESS AS AMENDED BY REVISED DRAWINGS RECEIVED ON 07.04.93 AND 14.04.93
Refused - 28/04/1993

B/92/90045

CONVERSION OF A BARN TO A DWELLING

Granted - 1992

Proposed Works:

Appearance:

The new annexe will retain its red brick walls and have and have the profiled metal roof finish removed in favour of traditional plain tiles.

The new external door to the proposed bedroom will be a semi-glazed timber door with a painted finish. The new external door to the entrance lobby will be a timber boarded door with a painted finish (incorporating a small, glazed vision panel).

The new bedroom window will be double glazed flush casements with a painted finish. The fenestration to the replacement timber windows and doors will incorporate Slimlite double glazed units.

The pre-application scheme had two rooflights and the Heritage Officer felt that a smaller, single rooflight to the east elevation would be more appropriate than 2 of them and that it would need justification that its need in the design outweighs the potential harm of the addition to the significance of the asset.

Therefore, the bedroom rooflight was omitted and the new bathroom roof light retained. It will be a conservation roof light facing the courtyard side. It is needed to provide both natural light and ventilation to the bathroom as shown on the Front (E) Elevation and Section B-B on drawing 1264-02-05B.

The existing log store timber posts will be refurbished and sit on new stone saddle blocks with new double-glazed sliding doors set back behind them.

The solar array panels (shown on the block plan) have been positioned in the field behind the main house to have the least impact as possible on the listed building.

Scale:

The converted annexe has no extensions and therefore has the same footprint.

Use:

The new annexe is for residential use only. It's use will be auxiliary to the existing house.

Amount:

The existing outbuilding has a floor area of approx. 71 sq.m. (internally)

The proposed annexe has a floor area of approx. 63 sq.m. (internally)

The proposed annexe floor area is slightly less due to the thermal requirements of the current building regulations.

Access

The proposals will have no adverse effect on the existing access to the property.

Impact:

The annexe cannot be seen from a public road because it is obscured by the boundary trees and hedging so the proposals will have no adverse effect on the character of the property, street scene or surrounding area.

Conclusions:

The structural roof repairs, replacing the roof sheet metal with traditional plain tiles, repairing of the existing brick walls, thermal upgrading of the structure in general whilst retaining/reusing the existing historic fabric provides a new use for this building and assists with it's long-term preservation.

The proposed annexe will not only provide the much-needed care provisions for the applicant's elderly relative but will also add to the historic nature of the building as it has evolved over the years.

We believe this proposal to be appropriate for it's residential setting.