



## **DESIGN AND ACCESS STATEMENT**

**Bridge Farm Barn  
Halesworth Road  
Chediston  
Halesworth  
Suffolk**



**Client:** Mr & Mrs G Downing  
Bridge Farm  
Halesworth Road  
Chediston  
Halesworth  
Suffolk IP19 0AE

**Prepared by:** The Morton Partnership  
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**Date:** December 2023

**Ref:** IM\MM\22741-das01\_REV -

## **Introduction**

Bridge Farm Barn is part of Bridge Farm and curtilage Listed due to Bridge Farmhouse being a Grade II Listed C15 property. As well as Bridge Farm Barn there are a number of other outbuildings associated with the main property.

Bridge Farm is situated in the small village of Chediston, near the market town of Halesworth, Suffolk.

The Listing description from the Historic England website is reproduced below. It should be noted that the Listing descriptions are not always accurate or up-to-date.

*“TM 37 NE CHEDISTON HAIESWORTH ROAD*

*3/16 Bridge Farmhouse - - II*

*Farmhouse. C15 core with much subsequent alteration, especially in C18 and early C19. L shape plan, the rear wing added C18 or C19. Timber framed and plastered, with small remains of panelled plasterwork on the facade; roof with modern plaintiles at the front and clay pantiles at the rear. 2 storeys and attic. 3 cell form with cross-passage entry. 3 windows, C18-C19 casements; doorway with 6-panel door (the upper 2 panels glazed), architrave, frieze and bracketed hood. Internal stack to front and gable end stack to rear. Single storey colourwashed brick C19 addition set forward to left. There is a particularly good dais beam carved with double crenellations below which is a series of flower motifs; a small part of another crenellated beam is visible in the cross-passage. The room to the right of the cross-passage has exposed framing and joists and a large 5-light blocked window with chamfered mullions. Early C19 well stairs. The roof was renewed in C18.*

*Listing NGR: TM3579877608”*

## **Assessment**

The Morton Partnership have been instructed to submit a Full Planning and Listed Building Consent application for the change of use of Bridge Farm Barn from an Occupational Therapy Assessment Centre (Use Class E) to a Holiday Let (Use Class C).

The owners of Bridge Farm have been renting Bridge Farm Barn out to its current users since 2006 which has provided additional revenue for Bridge Farm. However, due to retirement the current occupiers will soon be closing their Occupational Therapy Assessment business.

As this has been a consistent source of revenue for Bridge Farm, the owners are now proposing to further diversify the farms income by turning Bridge Farm Barn into a Holiday Let which will be able to accommodate up to 6 guests.

The change of use and diversification of Bridge Farm Barn will not only provide a source of income for Bridge Farm, but will also provide much needed accessible holiday accommodation, as all of the adaptations made as part of the Occupational Therapy Assessment Centre will be retained. The change of use will therefore encourage persons with reduced mobility to visit East Suffolk.

## **Scale**

The overall footprint of Bridge Farm Barn will not be changed.

## **Layout**

The proposed change of use will cause no change to the internal structural layout but the room layouts will change. Please refer to submitted TMP drawings.

## **Proposals & Mitigation**

There will be no proposed external or internal alterations caused by the proposed change of use.

The barn will remain as is and the accessibility features (through floor lift, stair lift, adapted kitchen and adapted bathroom) will remain in place also. The only change will be room layouts.

The proposed ground floor will comprise of:

- 1No. Lounge/Dining Room
- 1No. Kitchen (which has wheel under surfaces)
- 1No. WC
- 1No. Bedroom (with double bed and through floor lift to first floor)
- 1No. Bathroom (which has a level access shower, adapted bath with powered lifter, and washer-dryer toilet).

The proposed first floor will comprise of:

- 2No. Bedrooms (one with a double bed and the other with two single beds)

The owners of Bridge Farm Barn will encourage sustainable travel by allowing guests to store any cycles within their cartlodge. There is an external power point for overnight charging of electric vehicles.

Please refer to submitted TMP drawings.

### **Appearance**

There will be no change in external appearance.

### **Access**

Access to Bridge Farm Barn will not be affected by any of the works and the ramped access to the main entrance will remain

### **Flood Risk**

A small portion of Bridge Farm Barn falls within Flood Zone 2, however, a flood risk assessment has not been required as part of previous applications due to the property being 25m away from the nearest water course.

Refer to Appendix A for Flood Zone Map.

APPENDIX A

FLOOD ZONE MAP

# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
635814/277610

Created  
19 Dec 2023 14:14

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

## This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

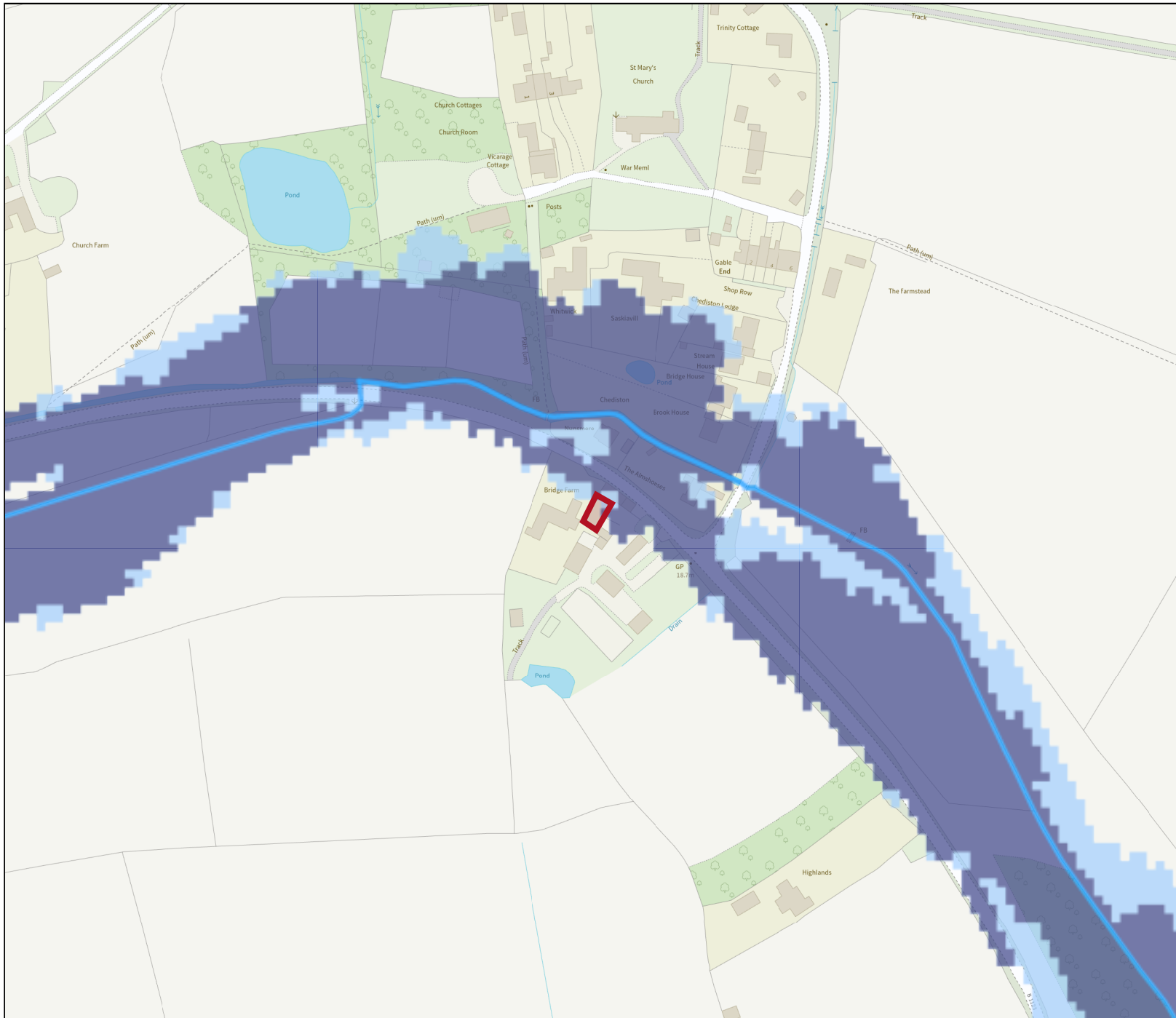
## Flood map for planning





Your reference  
**<Unspecified>**

Location (easting/northing)  
**635814/277610**

Scale  
**1:2500**

Created  
**19 Dec 2023 14:14**



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m