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PLANNING STATEMENT

To support condition discharge application

Relating to the **Barn Conversion**

At **Button's Green Farmhouse, Buttons Green's Cockfield, IP30 0JF**

1.0 INTRODUCTION

Application Details

This discharge of conditions application relates to the proposals for the conversion of a barn at Button's Green Farmhouse, Buttons Green, Cockfield.

The works were consented under planning consent ref: DC/23/03374 & listed building consent ref: DC/23/03375.

This application applies for the discharge of the following conditions applied to planning consent ref: DC/23/03374:

7, 8 & 9

And the following conditions applied to listed building consent ref: DC/23/03375:

4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 18, 19 & 20

Overview

We deem the barn to be in the curtilage of the Grade II listed farmhouse (listing ref 1037331).

The proposal is to convert the barn into music studio and home-working space for the applicant. The proposals can be considered as comprising the following main elements:

- i) Insulating the building including a new limecrete floor
- ii) Insertion of glazed doors behind the existing timber barn doors
- iii) Insertion of two new skylights to the rear elevation
- iv) Creation of a new mezzanine floor to 1/3rd of the floor area

Drawings

This statement should be read in conjunction with the drawings 2355-02, 2355-03 & 2355-04, which provide the information for discharge.



2.0 CONDITIONS

Planning Conditions

This application covers the following conditions applied to planning consent ref: DC/23/03374:

7, 8 & 9

The following section provides the condition description taken from the consent and either the information for discharge or reference to a corresponding document.

7. GREAT CRESTED NEW METHOD STATEMENT

Prior to the commencement of any works to alter the building, a Great Crested Newt Method Statement shall be submitted to and approved, in writing, by the Local Planning Authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase.

The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

See enclosed method statement

8. BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

Prior to the commencement of any works, a Biodiversity Compensation and Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved, in writing, by the Local Planning Authority.

The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed compensation and enhancement measures;

b) Detailed designs or product descriptions to achieve stated objectives;

c) Locations, Orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);

d) Persons responsible for implementing the compensation and enhancement measures; and

e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

See enclosed compensation and enhancement strategy

9. ACTION REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to first use, a lighting design scheme for biodiversity shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

See enclosed details

Listed Building Conditions

This application covers the following conditions applied to listed building consent ref: DC/23/03375:

4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 18, 19 & 20

The following section provides the condition description taken from the consent and either the information for discharge or reference to a corresponding document.

4. FACING AND ROOFING MATERIALS SHORTFALLS

Following the lifting of the roof coverings and removal of the wall cladding, prior to any other works taking place, manufacturers literature of the proposed materials for the facing and roofing in any shortfall, including finishes shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

The roof tiles and timber cladding will both be removed to allow for insulating the building and then reinstated. Any shortfall will be made up with William Blyth "Barco Old English Pantiles" in Natural Red, similarly any additional ridge tiles are to be William Blyth, Half round in Natural Red. Cladding shortfall to be timber from an FSC source, Douglas Fir or similar, size and profile to match exactly, painted on site with black barn paint.



photo showing the existing materials

5. MATERIALS AND INSULATION

Following the lifting of the roof coverings and the removal of the wall cladding, prior to the any other works taking place, notwithstanding the submitted details, large scale section drawings of each element of wall and roof, detailing the existing structure, build-up of insulation and internal and external finishes, including manufacturers literature for materials and insulation shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Please see enclosed drawing 2355.03

6. EAVES AND VERGES

Following the lifting of the roof coverings and removal of the wall cladding, prior to any other works taking place, and notwithstanding the submitted details, large scale section drawings of the eaves and verges shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Please see enclosed drawing 2355.03

7. INSULATION AND INTERNAL FLOOR FINISHES

Following the removal of the existing concrete floor, and notwithstanding the submitted details, large scale section drawings through the floor to demonstrate the build-up of insulation, including scale section drawings through the floor to demonstrate the build-up of insulation, including manufacturers literature of insulation and internal flooring finishes shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Please see enclosed drawing 2355.03

8. FINISHES BETWEEN ADJOINING BARN

Following the removal of the wall cladding, large scale section drawings showing the proposed junction and finishes between the southwest elevation and adjoining barn, and detailed scheme of works shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Please see enclosed drawing 2355.03; plan detail

The existing cladding is to be removed within the adjoining barn, along with the first few rows of pantiles, this will allow the installation of the wood fibre insulation. The specification is to be all as per the main barn build up, including the timber cladding finish. An extra fire proofing board is to be provided between the woodfibre and weatherboarding to satisfy building control requirements . The pantiles are then to be reinstated along with a new lead flashing at the abutment.



photo showing the area to be insulated in yellow

9. BRICKS AND MORTAR

Prior to infilling of the rear elevation opening, manufacturers literature of the bricks and mortar specification shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Small area to rear to be infilled with Imperial "Farm House Orange" handmade red bricks, note this is within the flint wall and should not be toothed in i.e opening remains legible. Wall thickness to match surrounding; not one brick thick. Lime putty mortar to be used.



Images of Imperial "farm house orange" handmade red bricks



Photo of rear and internal view

12. WINDOWS AND DOORS

Prior to the installation of any windows and doors, large scale elevation and section drawings of proposed windows and doors, including the relationship to their surrounds, as well as materials and finishes shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

See door details on drawing 2355.04

See enclosed skylight technical section.

13. ROOF LIGHTS

Prior to the installation of the rooflights, manufacturers literature and specification of the rooflight unit type and size shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Rooflights to be from The Rooflight Company "Conservation Rooflights", 2no. size approximately, and not greatly exceeding, 850x1400; size to suit rafter size- i.e only one rafter to be cut, as illustrated on the consented drawing. See enclosed manufacturer's technical section.

14. FLUE

Prior to the installation of the flue, manufacturers literature and specification of the flue unit type and size shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Matt black 150mm dia flue with Fluecube cowl (305x305mm). See consented drawing for location and height.

15. RAINWATER GOODS

Prior to the installation of the rainwater goods, manufacturers literature of the rainwater goods, including materials and finishes shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Black aluminium Alumasc “Apex Heritage Beaded Half Round Cast”, in textured black with “Heritage Circular Down Pipes” (not fitted with leaf guard)



Photo from manufacturer's website

18. ACTION REQUIRED: GREAT CRESTED NEWT METHOD STATEMENT

Prior to the commencement of any works to alter the building, a Great Crested Newt Method Statement shall be submitted to and approved, in writing, by the Local Planning Authority. this will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase.

The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

As per planning condition 7

19. ACTION REQUIRED: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

Prior to the commencement of any works, a Biodiversity Compensation and Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved, in writing, by the Local Planning Authority.

The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- b) Detailed designs or product descriptions to achieve stated objectives;*
- c) Locations. Orientations and heights of proposed compensation and enhancement measures by appropriate maps and plans (where relevant);*
- d) Persons responsible for implementing the compensation and enhancement measures; and*
- e) Details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

As per planning condition 8

20. ACTION REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to first use, a lighting design scheme for biodiversity shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

As per planning condition 9

CASSIE GODFREY MA Hons March RIBA CR