

# Design & Access Statement

## The Grain Store



The Grain Store, Foxes Lane, Mendham, IP20 0PE



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This Design and access statement is accompanied by  
Site Location Plan **101, 102**  
Existing Plans and Elevations **103, 104, 110, 111, 120**  
Proposed Plans and Elevations **303C, 304, 310, 311C, 320**  
Drive **302, Drive Statement**

# Introduction

The property in question, The Grain Store, Foxes Lane, Mendham, Harleston, IP20 0PE governed by Babergh & Mid Suffolk, council in the administration area of Mendham.

This Planning Statement supports an application for full planning permission to convert a former, redundant agricultural grain store into a single residential dwelling with three bedrooms and a new drive.

This application follows previous approval with full residential permission to convert the building into two residential properties with a total of six bedrooms including a new entrance (DC/20/02163) prior to Class Q approval (DC/19/05690 BMSDC)

The current planning permission is still valid and has been secured.

Pre app advice for the new proposal as a single dwelling was positive.

# Relevant planning history

## **Previous owners:**

Class Q granted 2020 (**DC/19/05690**)  
Full planning permission granted June 2020 (**DC/20/02163**)  
The approved application (**DC/20/02163**) was to convert an agricultural property into two separate dwellings each with three double bedrooms.

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## **New owners:**

Planning discharge of conditions, Land Contamination April 2023 (**DC/23/01516**)  
Planning permission commencement confirmed, (Principal Planning Officer) July 2023  
planning permission secured for The Grain Store (**DC/20/02163**)

## **Drive History**

Highways minor works license (**S278M/0129/22**)  
Land Drainage Consent (**WW2022-0084**)

# Pre app advice

## **Pre-app advice (DC/21/05283)**

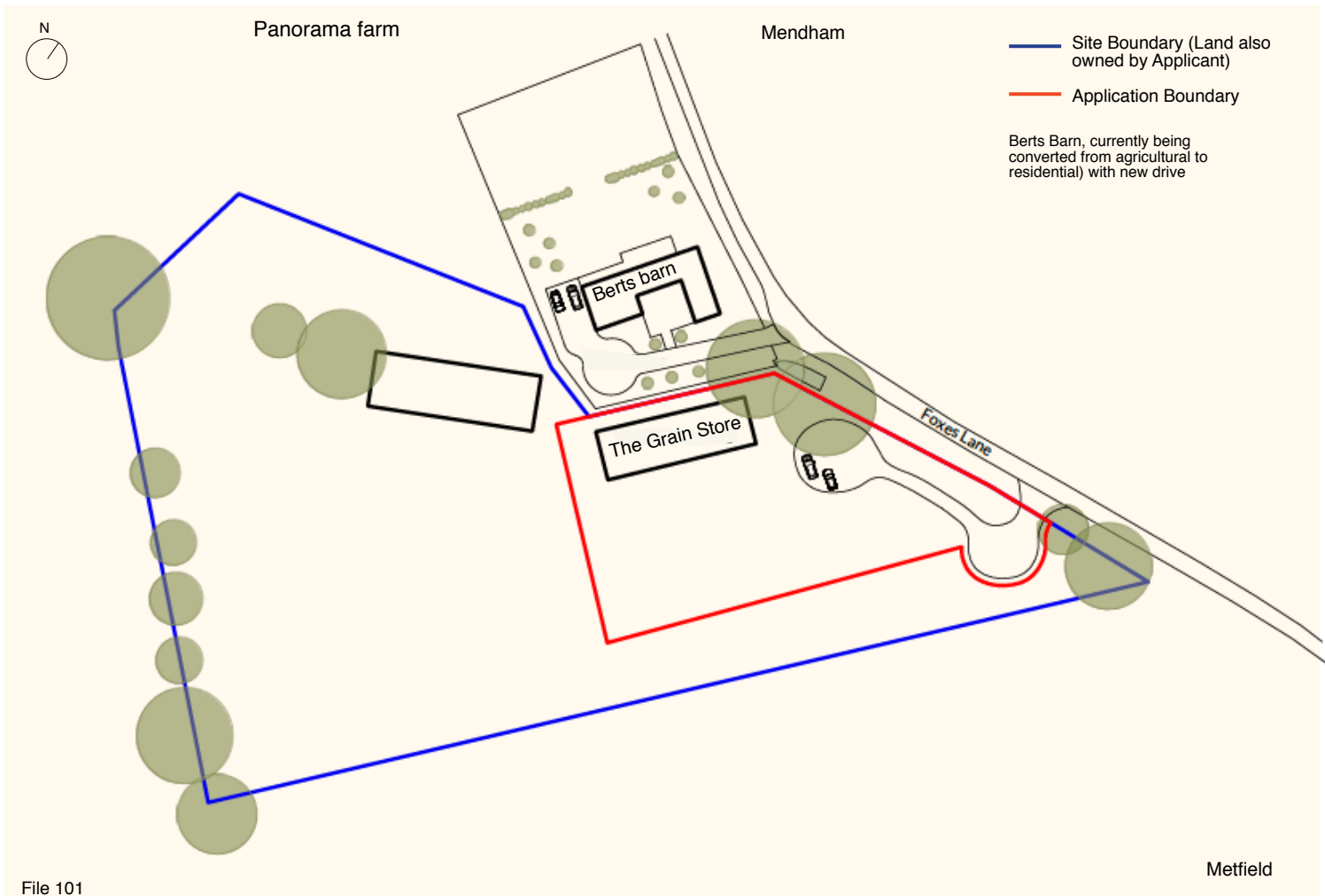
Revision to approved planning permission (**DC/20/02163**). The enquiry asking whether the development could be for one dwelling with three bedrooms rather than two dwellings with a total of six bedrooms (as approved). Pre app supports this  
*'Subject to the design details the conversion of the building to a single dwelling would be acceptable in principle'*

## **Works completed:**

New access (**DC/20/02163**) (**DC\_20\_02163-303468-20-003**)  
Highways (**S278M/0129/22**) and Floods & drainage (**WW2022-0084**)  
New drive design installed, see additional info **Drive Statement & drive drawings 302**)

# Site location

The Grain Store, Foxes Lane, Mendham, IP20 0PE



The site comprises an agricultural building (The Grain Store) located to the west of Foxes Lane to the south of the village of Mendham and north of Metfield, Suffolk. The site is accessed off Foxes Lane serving the site itself. The wider site was previously part of an existing farm - Panorama Farm (now a residential property). North of The Grain Store is Berts Barn previously an agricultural property in the process of being converted into a four bedroom dwelling with new drive. The 60 acres of land surrounding The Grain Store is privately owned by several neighbours and is left wild to support nature and the environment. The further surrounding land is mainly farmed.

The Site is located outside of any development boundary and therefore for policy purposes is in an open countryside position. The site is not in a Conservation Area, nor is the building listed or within listed curtilage or Tree Preservation

Orders in the immediate vicinity. The site does not lie within an area identified by the Environment Agency as being liable to flood. There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area, although bats are likely in the wider area.

The building comprises block-work walls which have steel vertical posts, which support raised bottom tie angle trusses forming a pitched roof, with steel angle purlins carrying corrugated cement-based roof sheeting with an insulated cement-based lining panel.

The building has an historic use for agricultural purposes as part of the old farm at Panorama. The building was used as a grain store and storage of feed, it has stood redundant for many years.

For larger drawings included in this application refer to file, 101



Site location



Applicants land



View from Site



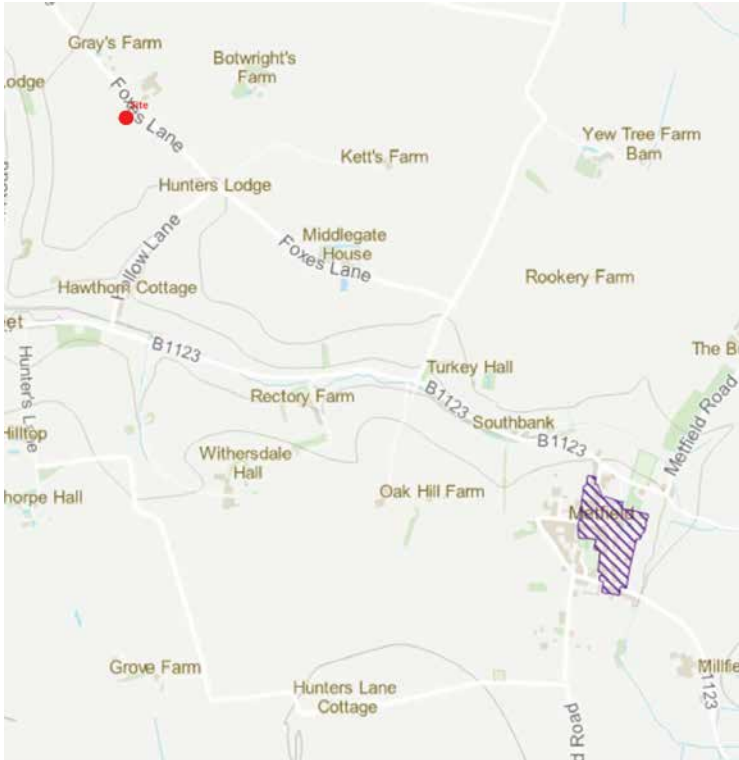
Opposite farm land



Foxes lane

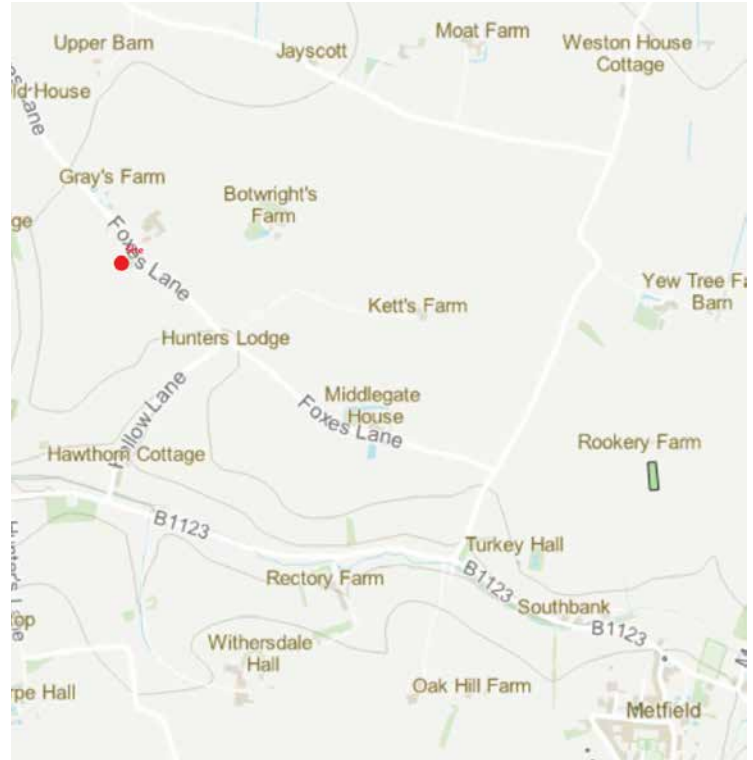


# Site Analysis



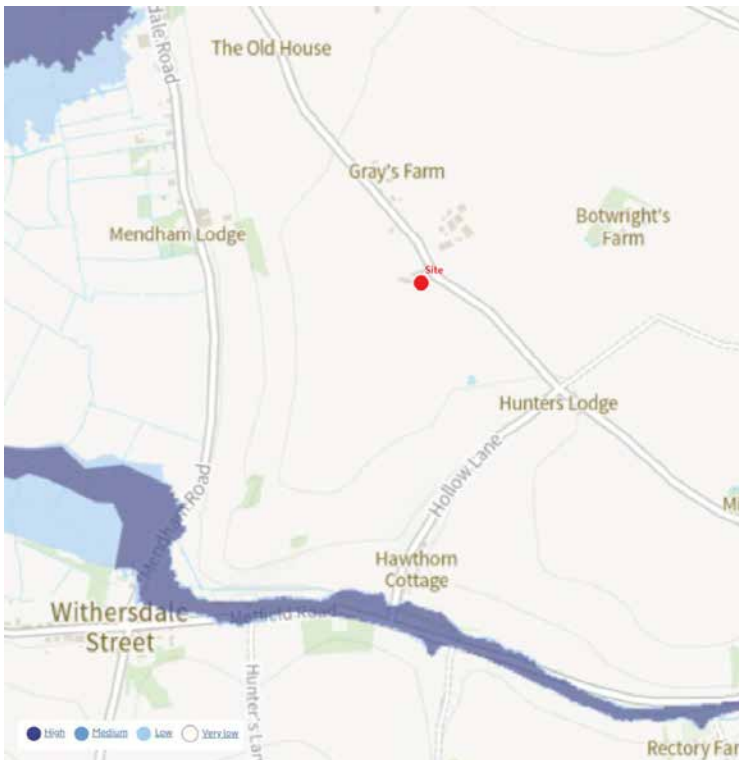
## Conservation Areas

The site is not located within a conservation area. The nearest conservation area is located in Metfield.



## Tree Preservation Orders

The site does not have Tree Preservation Order. The nearest Tree Preservation order is located near Rookery Farm to the south east of the site.



## Flood Risk

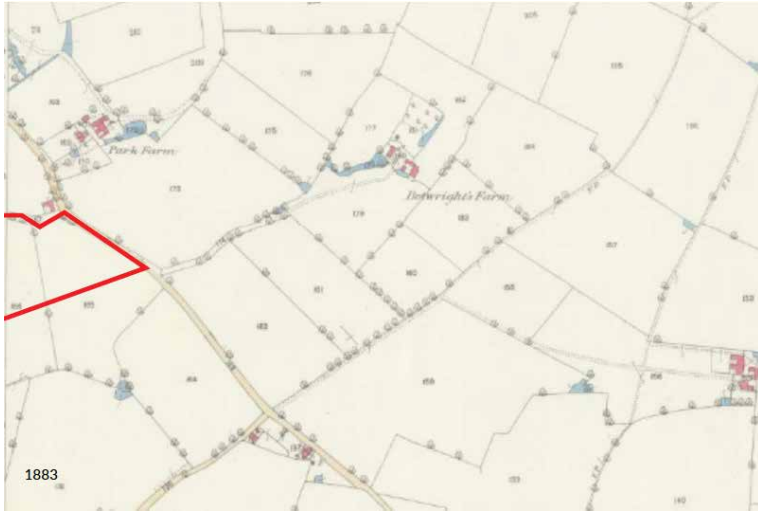
The site is not located in a Flood risk area. The site is also not identified by the Environment Agency as being at risk of flooding by surface water. The proposal would not result in the increase of impermeable surfaces at the site. There would therefore be no significant change or increase of surface water run-off. The proposed dwelling would therefore not be at significant risk of flooding, and nor would the change of use increase the risk of flooding elsewhere. The proposals would therefore accord with paragraph 157 of the NPPF.



## Surface Water Flood Risk

# Site Analysis

## Historic Mapping

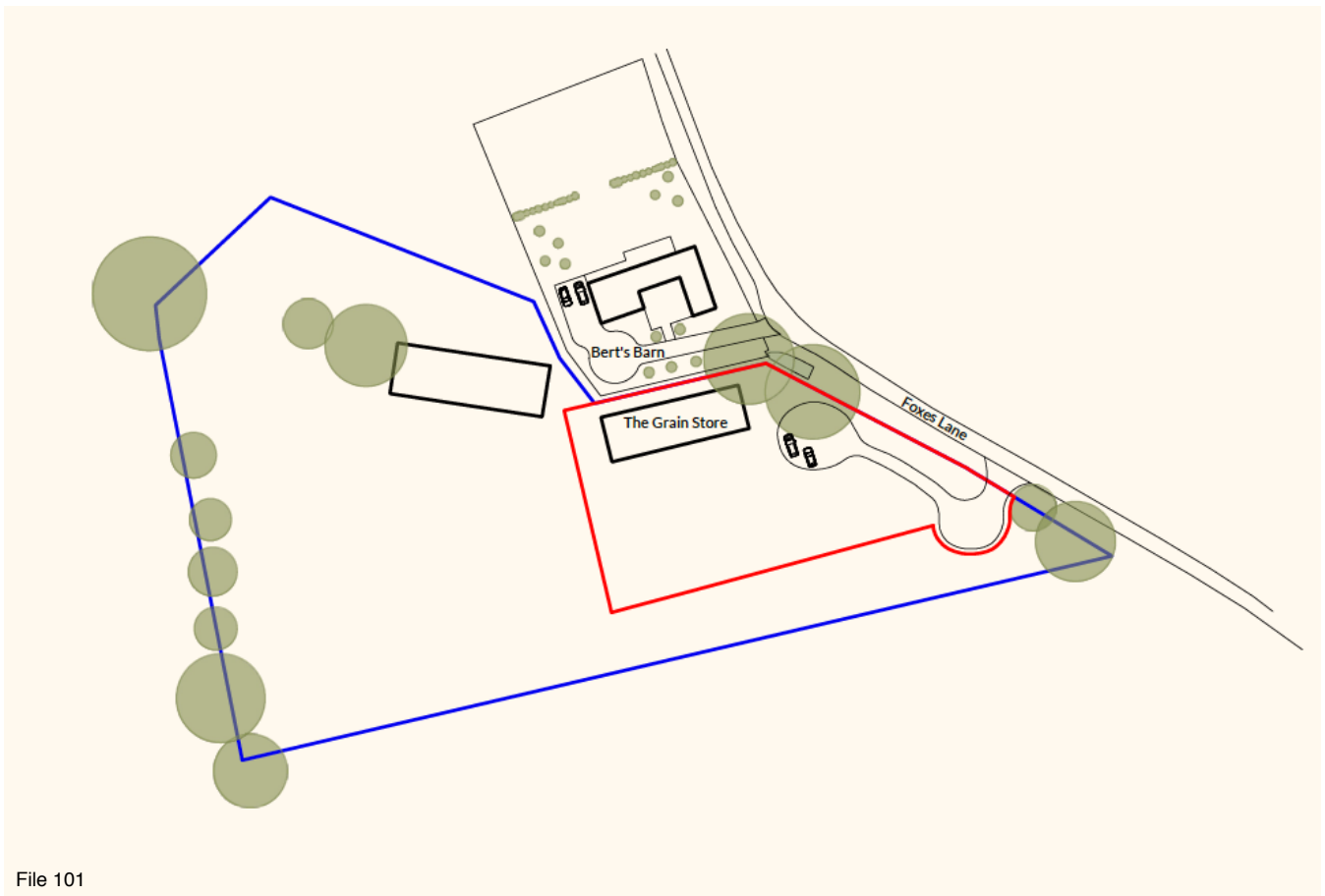
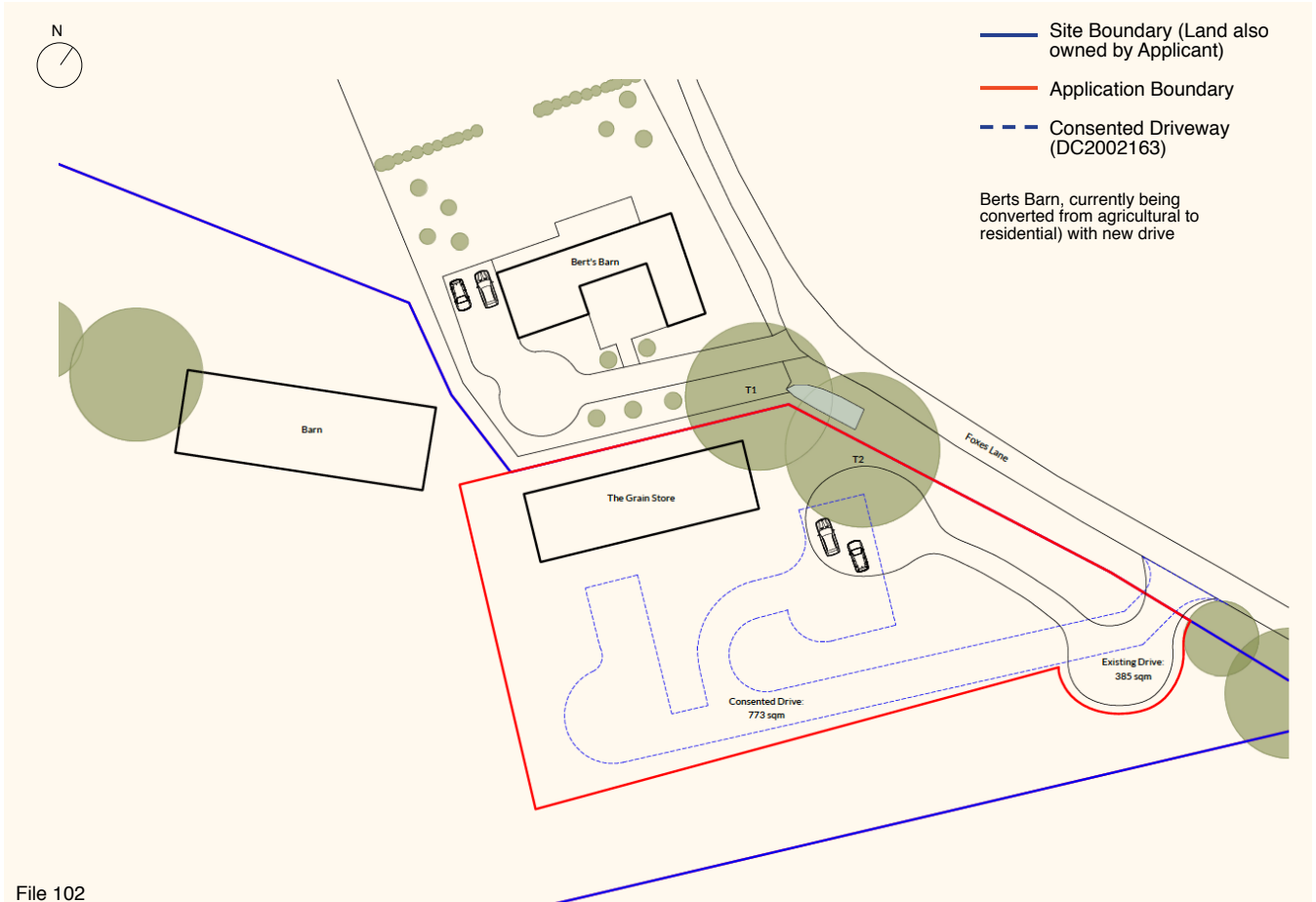


The selected area of the proposed site has always been land that has not change over theses dated years 1883, 1903, 1926, 1946



# Site Analysis

## Land ownership



For larger drawings included in this application refer to files 102, 101

# Existing Building

The Grain Store



THE GRAIN STORE AND SURROUNDING LAND



SOUTH



NORTH

Land behind The Grain Store owned by Berts Barn (residential property)



WEST



EAST



SOUTH WEST

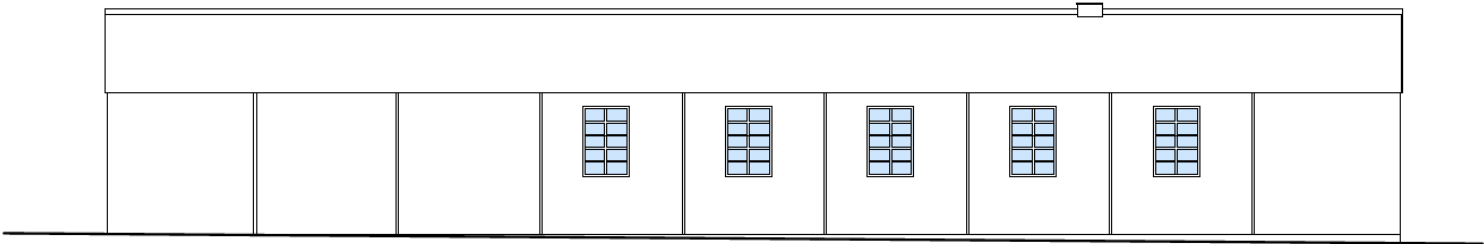


# Existing Building

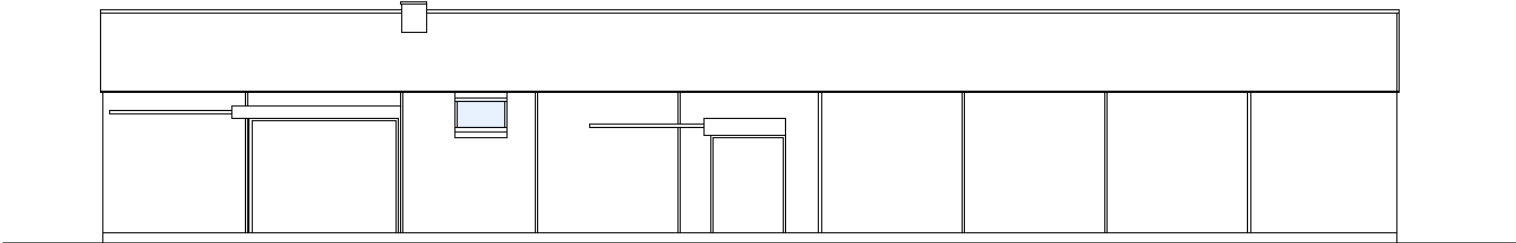
Internal



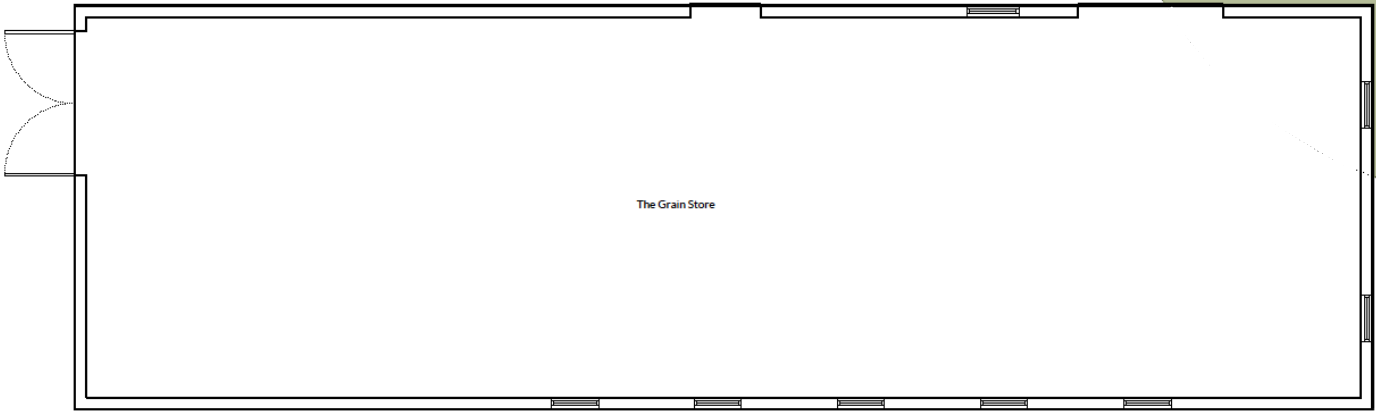
# Existing Building



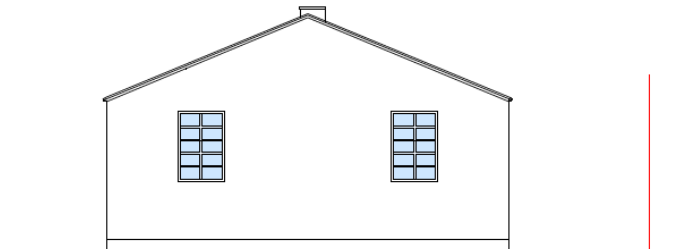
South elevation  
File 110



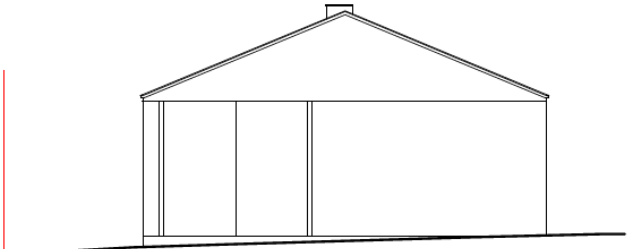
North elevation  
File 110



Internal  
File 103



East elevation  
File 111



West elevation  
File 111

For larger drawings included in this application refer to files 103, 110, 111



# Proposal

Full Planning Application - Conversion of an agricultural building into 1no. dwelling and retention of drive & access

The proposal is to convert an agricultural building into a three bedroom single dwelling with approval for a recently installed drive (access approved, **DC/20/02163**).

The external appearance of the building is to retain the character and principle aesthetic of the property which was once a grain store (also named The Grain Store). Influences for the build include The Grain Store itself along with other agricultural buildings in Suffolk. A mix of sustainable timber clad and corrugated sheeting are proposed for the exterior with timber framed glazing. An additional low lying bike shed is proposed to the north of the property (outside the back door) encouraging bike use for short trips (instead of car use), to help support the fight against climate change. The shed will be treated with the same materials as the north face.

A **recessed** porch is proposed to create shelter when approaching the front door along with a screen to create privacy between the front door and the main living area. A second screen is proposed (N/W facing) giving privacy from neighbouring property Berts Barn when sitting outside on the small proposed deck area. The proposed roof is to be extended by one meter (west) to create a covered terrace outside the art studio and snug. This is not effect light from the neighbouring property Berts Barn.

North elevation is to maintain the agricultural simplicity of the original building. This side of the building is the most visible to neighbours and the general public. The building has been designed to maintain privacy from within the property itself considering the neighbouring property Berts Barn by including high slot windows and skylights to achieve this. (see proposed plans **304, 310, 311**) (Residential amenity Local Plan policy H16). Any of the additions proposed to the building enhance the property architecturally and do not detract from the buildings original aesthetic.

There is a desire to retain and recycle as much of the existing structure and fabric as possible. However, some elements have exceeded their intended lifespan and have failed e.g. large cracks to the perimeter blockwork (see photos page 12). The proposals will also need to exceed current Building Regulations.

With this in mind, the proposals have been developed to seek to retain the existing slab and primary structural frame but the condition of which will be confirmed through the removal of the existing fabric.

The proposals allow the inclusion of the following sustainable systems development):

Air source heat pumps

Rainwater water harvesting to service the property plus landscape

SUD systems (where required)

(Local Policy FC 1 sustainable development):

## The drive

The drive links the property to the previously approved access from Foxes Lane (including appropriate visibility splay as set out by Suffolk County Council's highways (**DC/20/02163**) (**DC\_20\_02163-303468-20-003**) Laid in permeable recycled aggregate, a traditional rural access treatment, in keeping with the local environment. For more details, see additional **Drive Statement**

## The Land

The overall site is to remain unspoilt and sensitively managed allowing the continuation of nature and the environment to thrive. Application boundary, east side along the drive sensitive native hedgerow and birch trees to be planted ensuring the proposal continues to blend into the surrounding landscape, north Berts Barn is to build a 1.8m wall (**Planning condition 8 DC/20/01964, 303467-30-105 landscaping plan LPA Decision: Wall Detail (304195-60-002)**) Small tress (Amelanchier) to be planted north (outside kitchen high slot windows).

The proposals are shown in detail in the following drawings and files:

Site Location Plan **101, 102**

Existing Plans and Elevations **103, 104, 110, 111**

Proposed Plans and Elevations **303C, 304, 310, 311C, 320**

Drive **302**

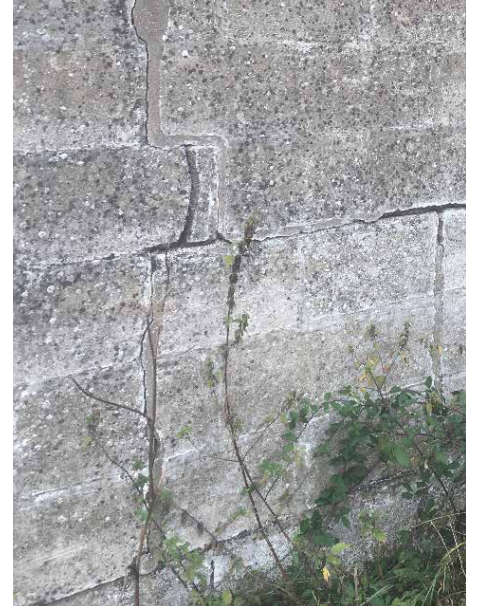
**Drive Statement**

Note: this site previously secured residential planning permission for two dwellings (six bedrooms) with associated access (**DC/20/02163**) (**DC\_20\_02163-303468-20-003**) This planning permission has not lapsed and is still valid. Pre app advice for a revision of this site changing the property from two dwellings to one was supported.(**DC/21/05283**)

# Proposal

## Existing structure and blockwork

The structural report states, low-level localised delamination of steel to the steel posts.  
Blockwork wall infills have localised areas of damage.



The proposed works necessary for the building to function as a dwellinghouse, include securing the structure along with the insertion of internal stud walls, insulation, windows and doors.





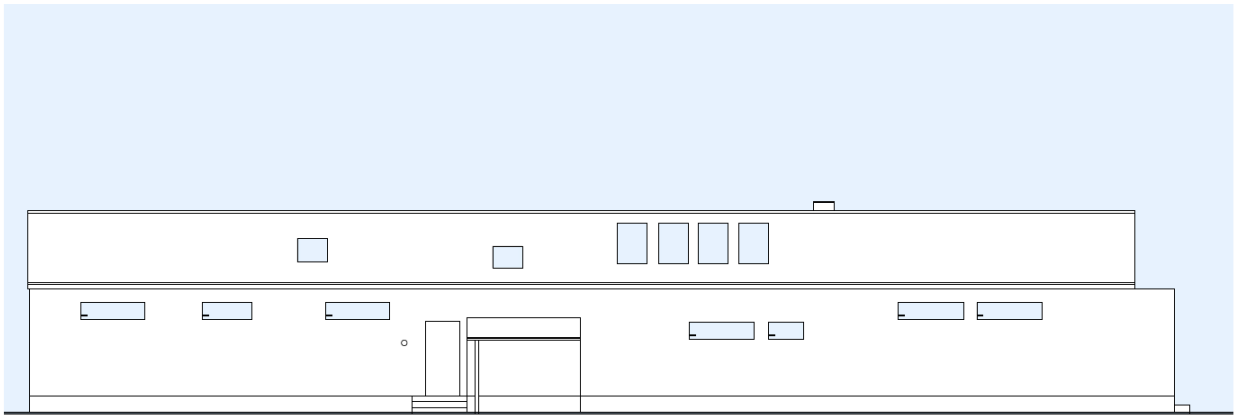
# Proposal

Proposed site plans

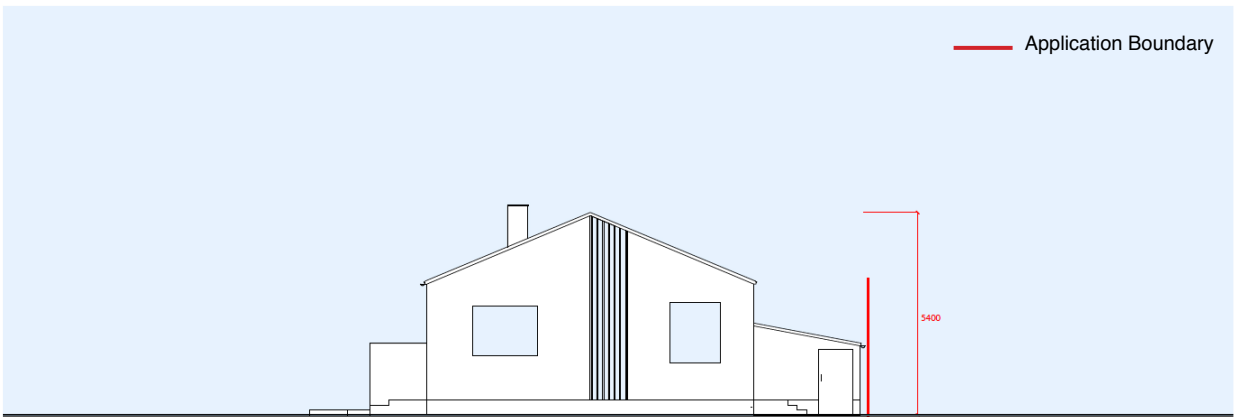
Materials:  
Corrugated fibre cement to roof and north facade  
Timber cladding on east, west and south facades  
Timber windows and doors  
Concrete base  
Corrugated fibre cement cladding to bike shed



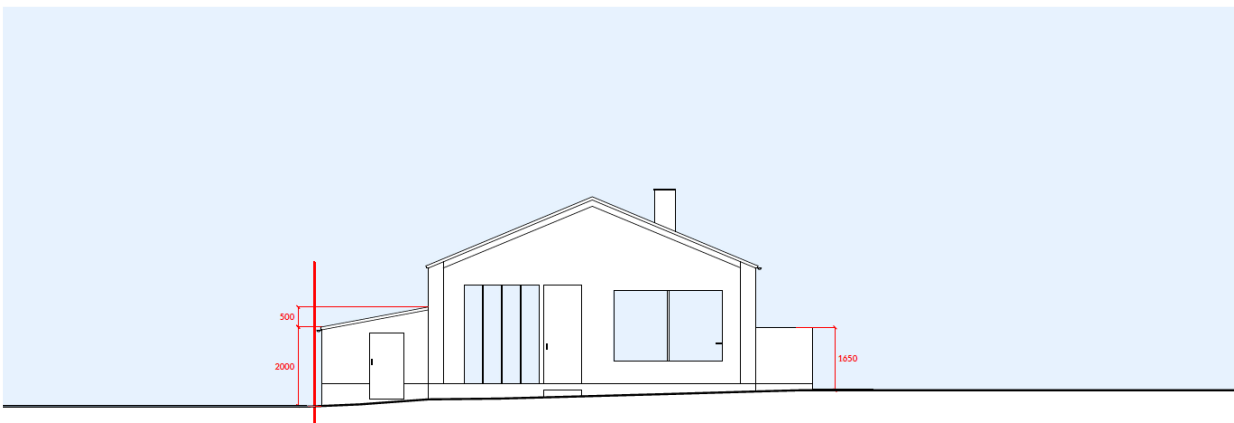
South elevation  
File 310



North elevation  
File 310



East elevation  
File 311



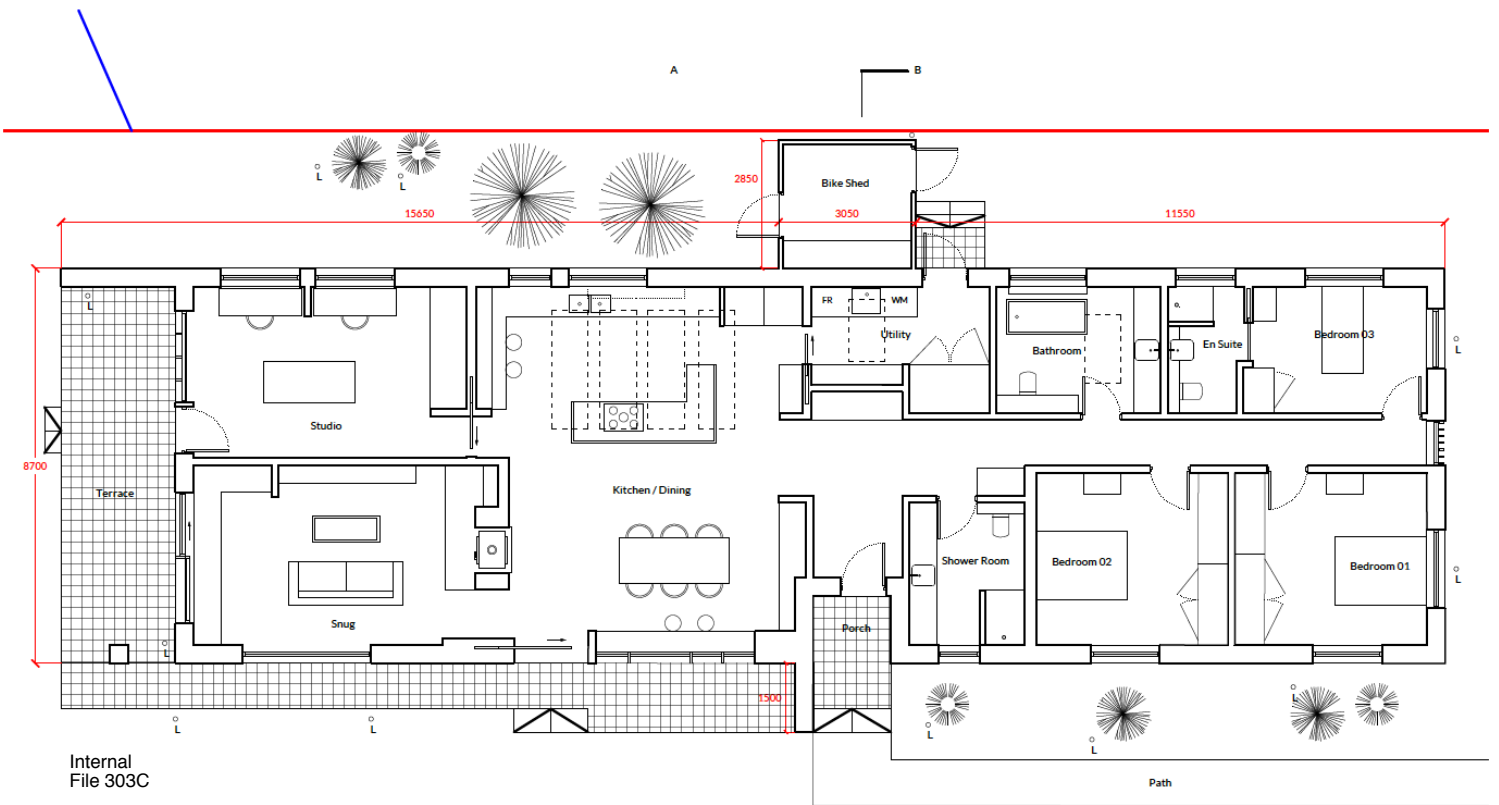
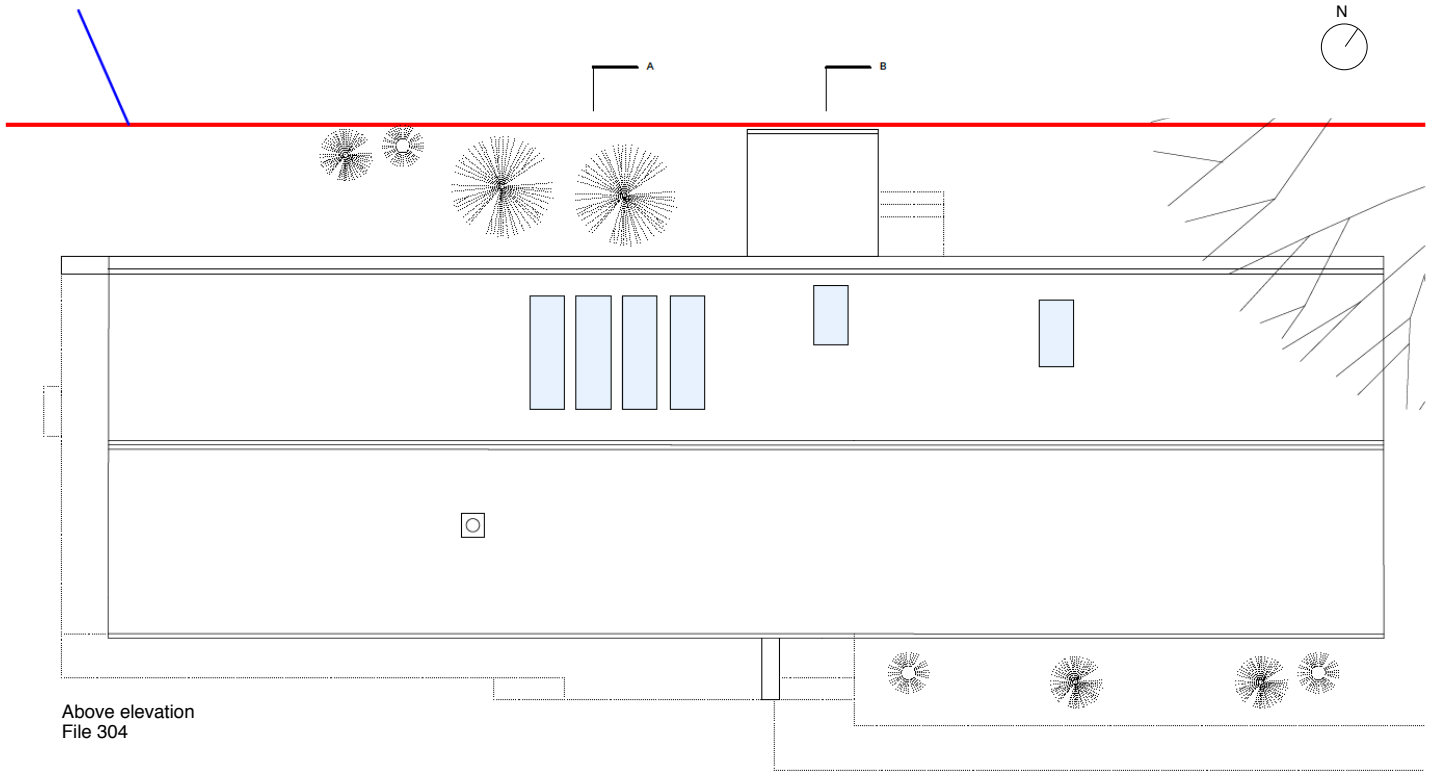
West elevation  
File 311

For larger drawings included in this application refer to files 310, 311C

# Proposal

Proposed site plans

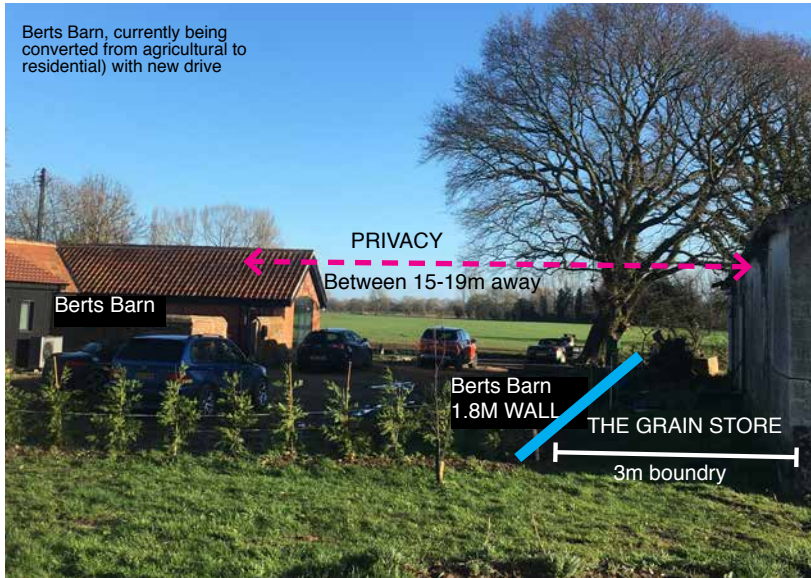
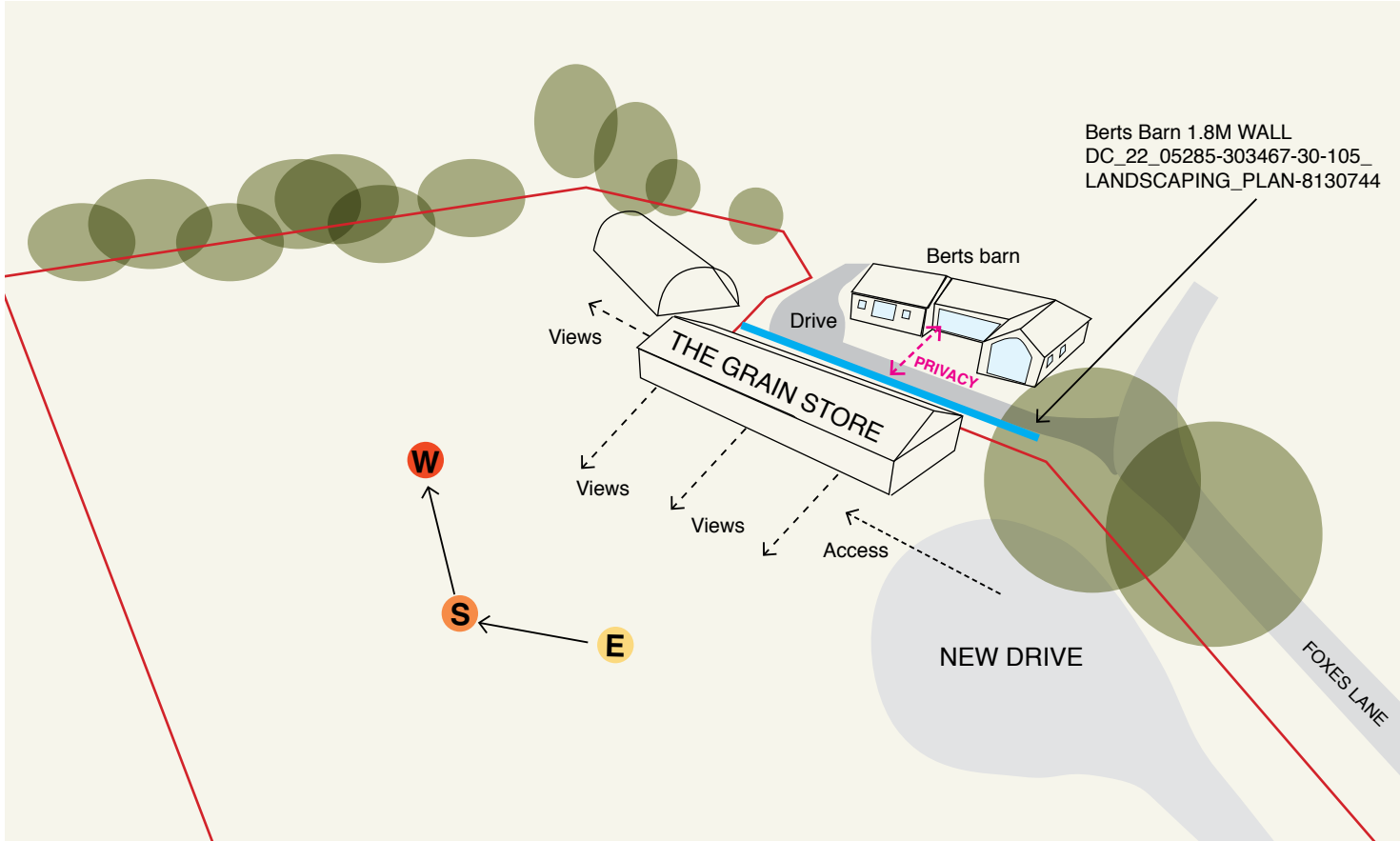
- Site Boundary (Land also owned by Applicant)
- Applicant Boundary
- - - Roof lights
- L External Lighting



For larger drawings included in this application refer to files 303C, 304



# Constraints & Opportunities



**Constraints** - There is a 3m boundary north of The Grain Store. Neighbouring property Berts Barn is to build a wall 1.8 high x 30m bordering The Grain Store. **Planning condition 8 (DC/20/01964, 303467-30-105 landscaping plan LPA Decision: Wall Detail (304195-60-002).**

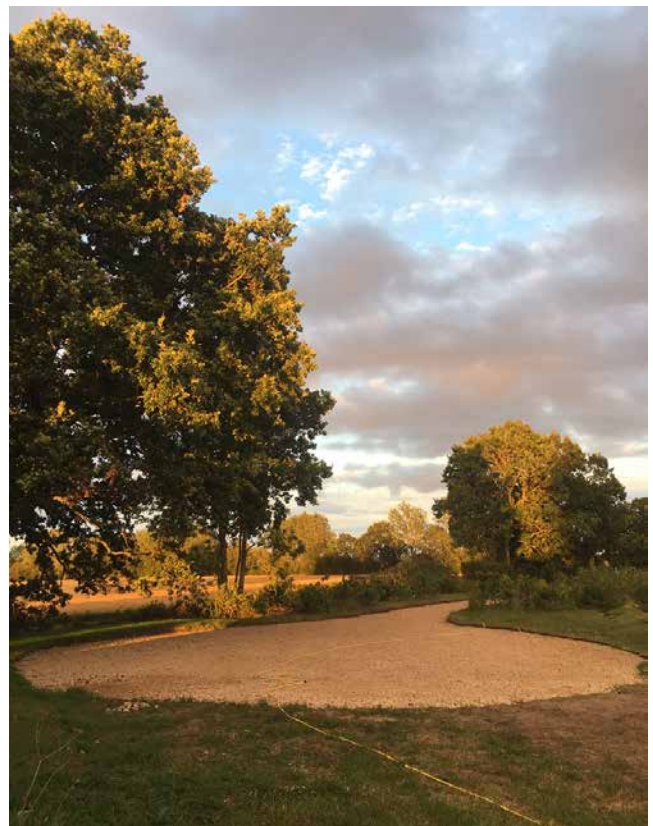
North facing: Neighbours wall 1.8m high, lack of sun light, lack of view. Privacy issues once standing inside The Grain Store due to ground levels being over 1/2m higher than Berts Barns land/wall. A full view can be seen of the neighbouring property and front garden.

**Opportunities** -North facing Berts Barn, create privacy with high slot windows and roof lights (see plans page on 13) maximise south and west views.



# Driveway

Newly installed (access formally approved)



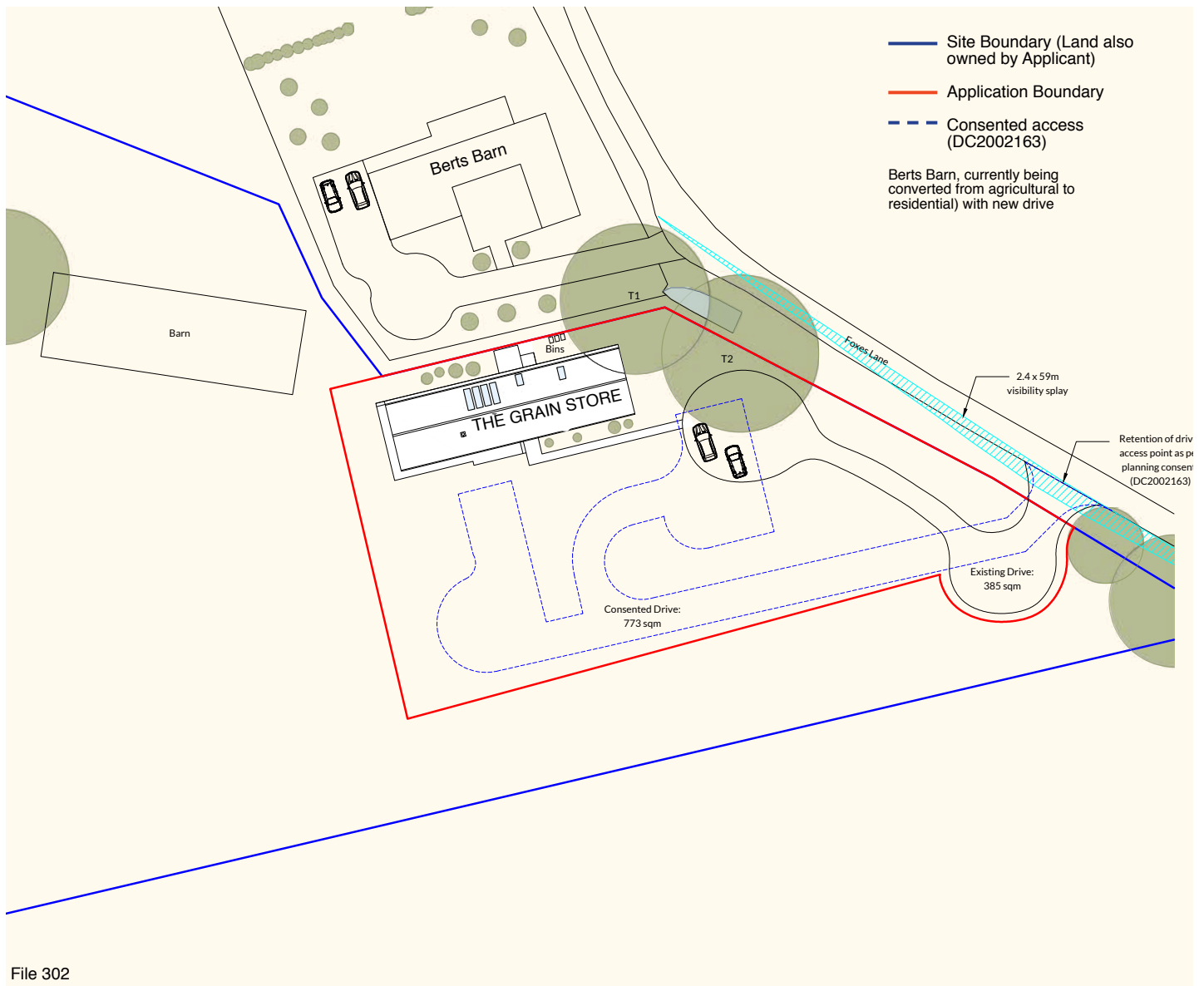
The design of the drive way at The Grain Store focuses on making effective use of the land, enhancing the natural surroundings with limited impact on the enviroment. The drive used for domestic purposes associated with the proposed dwelling.  
Access approval (DC/20/02163)

See additional details - (Drive Statement)



# Driveway

Newly installed drive design (access formally approved)



The new driveway installed (July 2023) replaces the previously approved drive design (DC/20/02163). Access leading off Foxes Lane with appropriate visibility splay as set out by Suffolk County Council's highways (previously approved) enabled the drive to link from Foxes Lane to the property.

The drive was designed in relation to the proposed new building plans included in this application (see drawings 302, 303C, 304, 310, 311C, 320). The practical design aiming to enhance the natural surroundings and limit any negative impact on the environment was considerably reduced in size (Policy CS 5 Landscape). Laid in permeable recycled aggregate, a traditional rural access treatment, the drive is in keeping with the local environment and context.

*Note:* The previous drive was designed for two dwellings with six bedrooms and therefore no longer relevant. The new design is for one dwelling with three bedrooms. One of the planning objections for the previous design (DC/20/02163) 'Perhaps this conversion should have been for one dwelling thus freeing up the double driveways etc'. Hill Top, Hunters Lane, Suffolk.

For a larger drawing included in this application refer to file 302

# Planning policy

The proposal have taken into consideration the following planning policy and guidance.

## NATIONAL - National Planning Policy Framework National Planning Practice Guidance

- 2 - 7/8 Achieving sustainable development
- 2 - 10/12 The presumption in favour of sustainable development
- 4 - 39/40 Pre-application engagement and front loading
- 11 - 124d Making effective use of land
- 174 Protecting the natural environment
- 12 Achieving well-designed and beautiful places
- 135 Planning policies and decisions should ensure that developments:
  - (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

## LOCAL:

- The Development Plan for Mid Suffolk is made up of the following documents and relevant policies:
  - Mid Suffolk Core Strategy Core Focused Review (2012)
  - FC1: Presumption in Favour of Sustainable Development
  - FC1.1: Mid Suffolk Approach to Delivering Sustainable Development
  - Mid Suffolk Core Strategy (2008)
  - CS2: Development in the Countryside and Countryside Villages
  - CS5: Mid Suffolk's Environment
  - Mid Suffolk Local Plan (1998)
  - GP01: Design and layout of development
  - H09 - Conversion of rural buildings to dwelling
  - H15: Development to reflect local characteristics
  - H16: Protecting existing residential amenity
  - CL08: Protecting Wildlife Habitats
  - T09- Parking Standards
- Babergh and Mid Suffolk joint local plan (2023) 03- Vision and objectives

# Promoting & reinforcing local distinctiveness

Referencing agricultural buildings as inspiration for The Grain Stores aesthetic qualities



Inspiration taken from The Grain Store itself and other agricultural buildings around Suffolk has influenced the design for the proposed build. To keep the principle aesthetic of an agricultural building the materials most commonly used are Timber and corrugated sheeting. Sustainable wood clad is a natural material proposed for the build. Corrugated sheeting formerly used on farms is now being used on architectural buildings and is proposed for the build. (see page 20)



# Promoting & reinforcing local distinctiveness

Examples of conversions with Architectural merit that have kept an agricultural aesthetic similar to the proposed plans for The Grain Store



The proposed design takes influences from architecture that has retained the agricultural qualities sympathetically restored agricultural properties by keeping the essence of its past intact and in-turn naturally blending into the environment.

## Conclusion

The proposal seeks to re-use an existing agricultural building for the conversion to a residential dwelling, an important element of the local character within the district and wider region. The conversion represents an opportunity to provide for the long-term retention and viable re-use of a building of architectural interest and such the proposals aim to enhance. The proposed development complies with the various criteria set out by H9 Planning Policy – Conversion of Rural Buildings to Dwellings. The building works intend as much as possible to retain the existing frame, foundations and floor slab, with additional materials enabling the conversion to comply with buildings regulations and environmental responsibilities. The proposal intends to keep any negative impact the build may have to a minimum by recycling materials from the original building where possible. The majority of the land is to remain unspoilt and sensitively managed allowing the continuation of nature and the environment to thrive. The proposed dwelling would not be at any significant risk of flooding, contamination, nor subject to unacceptable levels of noise or disturbance. There is an opportunity to bring back life an existing building, preserving the setting, all the while not offending, unacceptably, any local policy. The applicant aims to create a building of Architectural merit with sustainable attributes.