



**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Class Q Application for 5 New Dwellings  
Rookery Farm, Haughley Green, Stowmarket

DESIGN AND  
ACCESS  
STATEMENT

Ref: 5889\_DAS  
Feb 2024

# ▶ 5889

Class Q Application

**Address:**

Rookery Farm, Haughley Green, Stowmarket, Suffolk, IP14 3RR

**Local Authority:**

Mid Suffolk District Council

**Client:**

Mr. I Robinson

**Date:**

February 2024

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## ▼ INTRODUCTION

Rookery Farm is located at the north end of Haughley Green, 4.4 miles from Stowmarket.

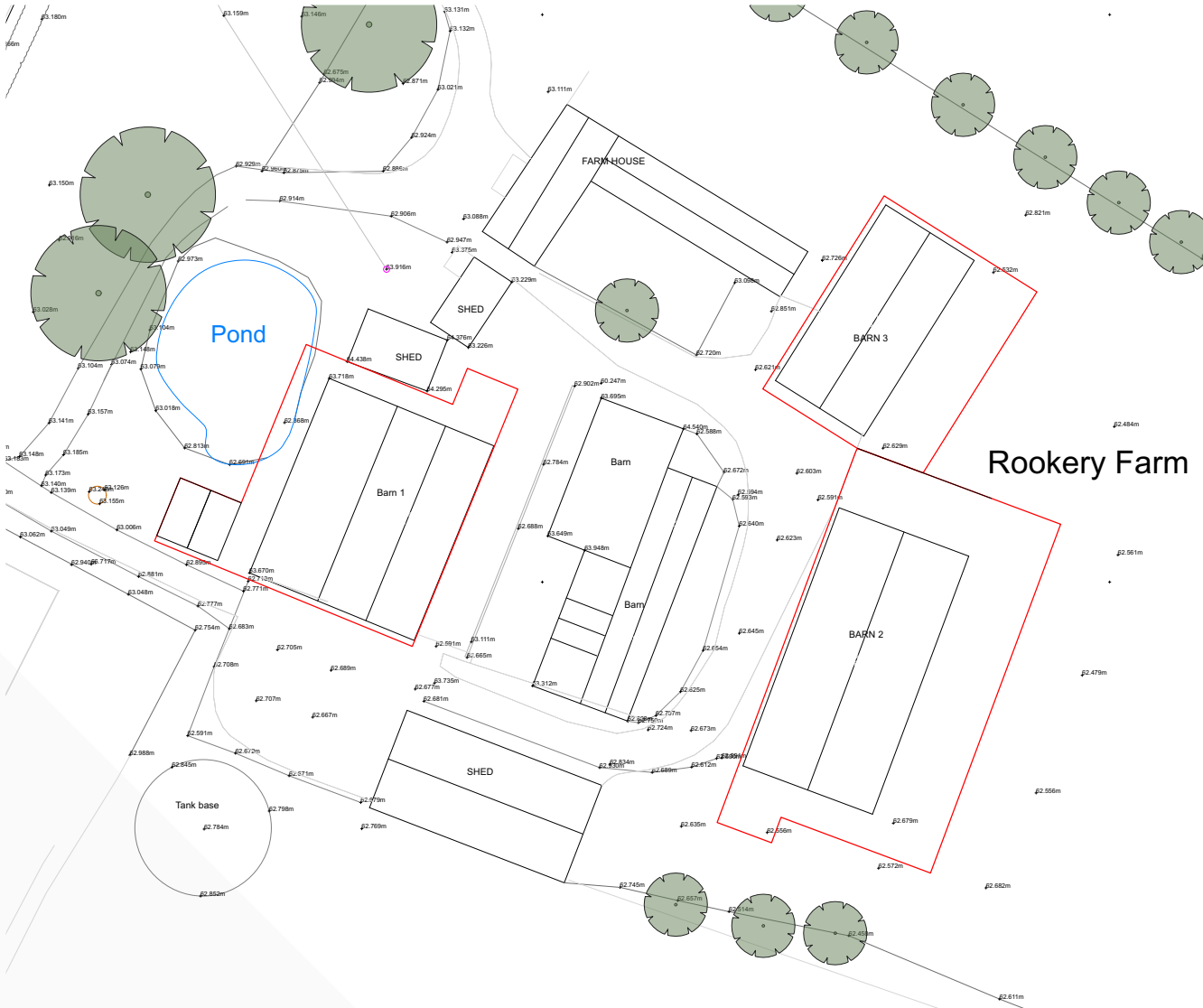
This application is proposing the change of use of 3 barns at Rookery Farm to be residential units as part of a residential proposal that will introduce 5 new dwellings to the site.



# EXISTING SITE

The site is comprised of four modern, metal frame barns arranged around an older timber frame barn in the centre of the site. Rookery farmhouse is to the north of the courtyard formation. The farmhouse has its own driveway leading from the main drive.

The site sits outside the built up area boundary to the north of Stowmarket.



Rookery Farm



## HERITAGE

### ROOKERY FARMHOUSE

Details: HAUGHLEY BACTON ROAD

Farmhouse, c.1600. 2 storeys. 3-cell lobby entrance plan. Timber-framed and plastered. Roman pantiled roof, once thatched. An axial chimney of red/buff bricks, the shaft rebuilt in C19. C19 casements of 3 lights, those at ground storey with transomes. Early C19 entrance porch; 6 panelled door, the upper panels glazed. Fluted architrave with paterae; slated roof with undulating bargeboards and spike finial; lattice piers flanking entrance. A long rear service wing: the 1 1/2 storey rear range is probably of C17 with wind-braced clasped purlin roof. The higher central section may be an C18 link to the main house, but has a good 1st floor structure of c.1600. Unmoulded framing exposed internally.

Listing NGR: TM0325064585

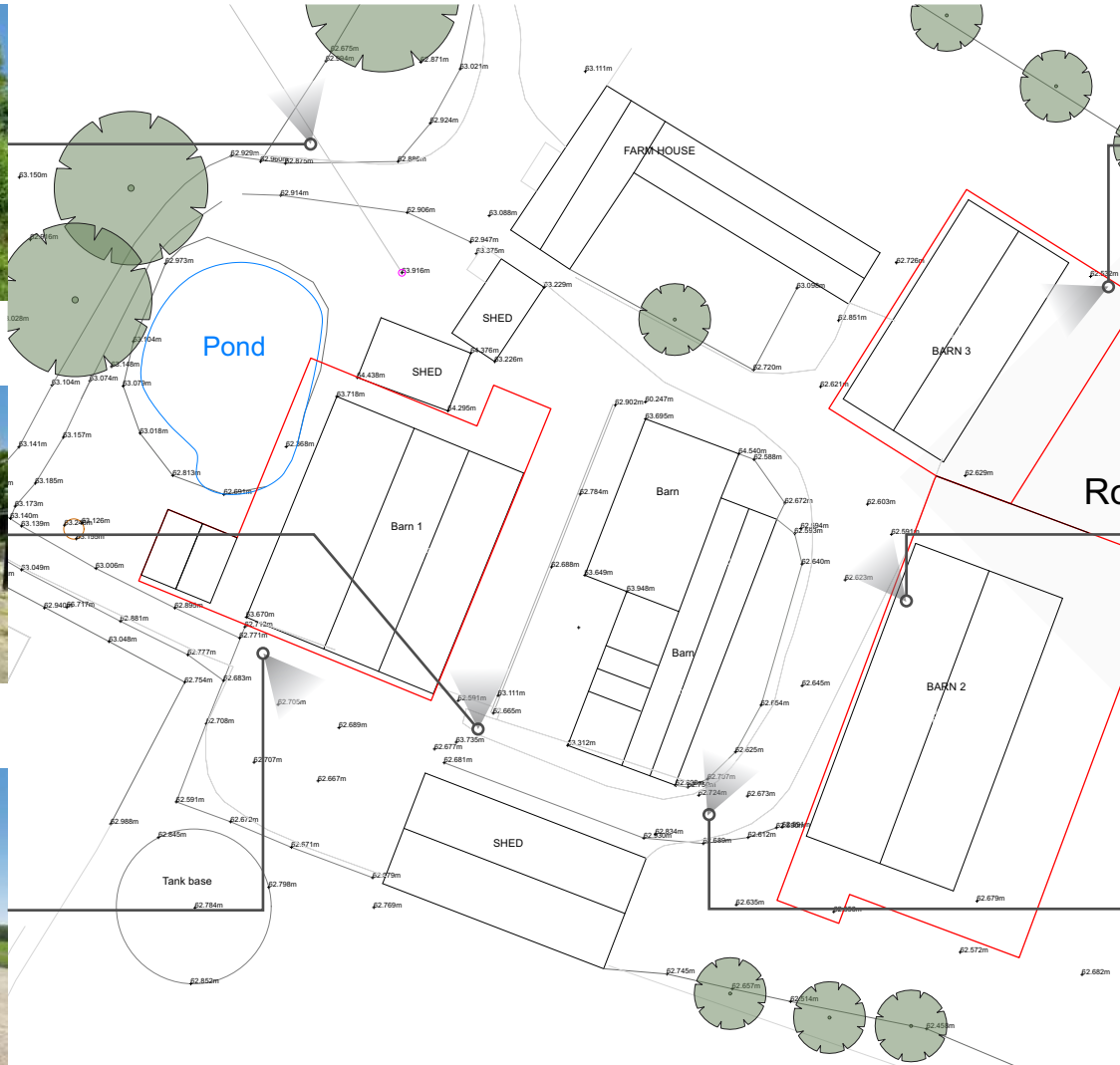


The Rookery Farmhouse is a grade II listed farmhouse of C16 timber frame construction the building has received multiple alterations ranging from the removal of the thatched roof and C19 entrance, casement lights, and new porch.

There are no changes being made to the Farmhouse and this application only applies to the contemporary barns to the south of it so no listed building is being affected.



# SITE PHOTOS



Existing Site plan

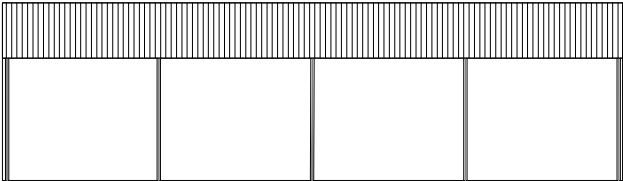
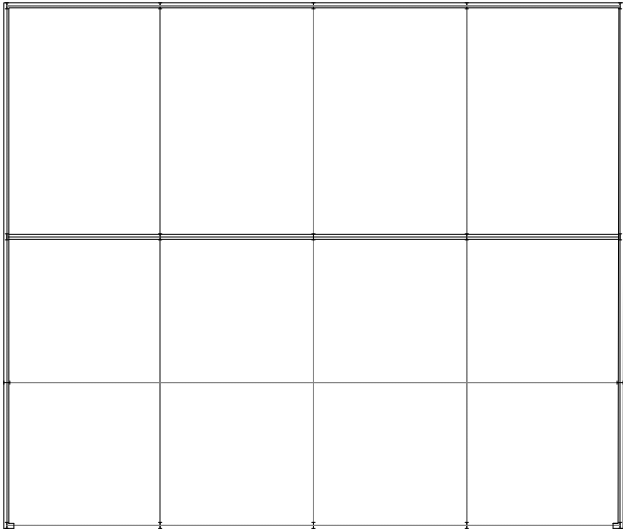


# EXISTING BARN

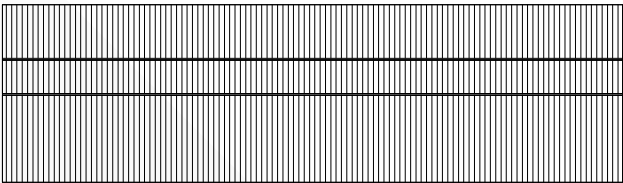
## BARN 1

Barn 1 is metal framed and metal clad with exposed block work along the north and south elevations. It is formed of a main gabled barn with an open east elevation and a lower lean-to section along the west.

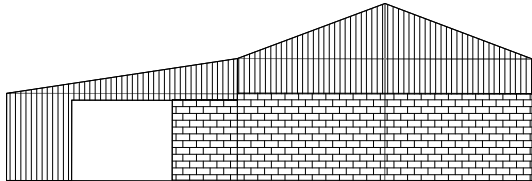
The barn has been constructed using a 4 x 3 grid.



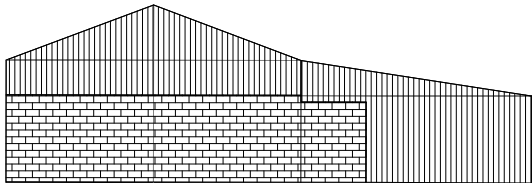
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



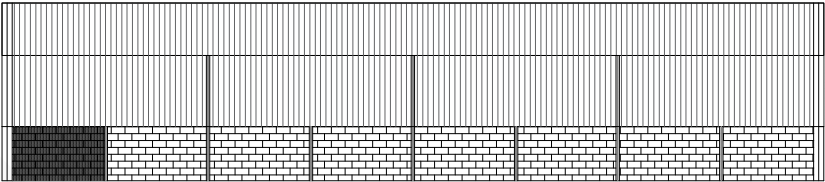
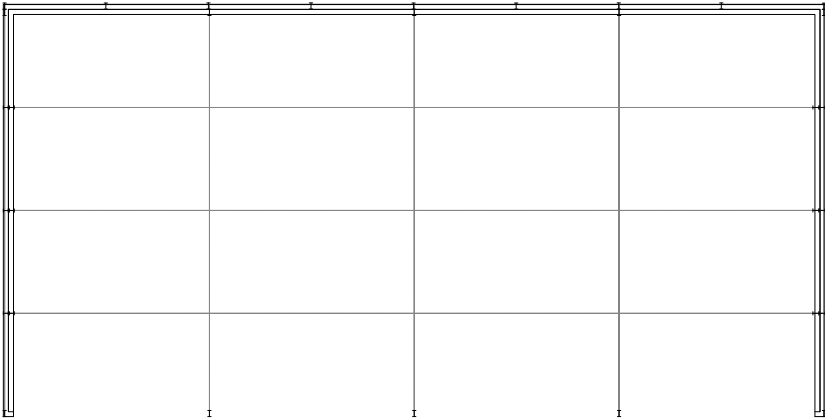


# EXISTING BARN

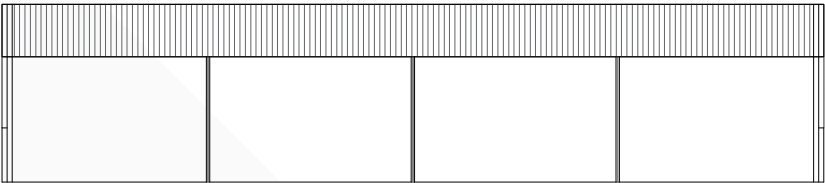
## BARN 2

Barn 2 is metal framed and metal clad with exposed block work along the east, south, and north elevations. The west elevation is open.

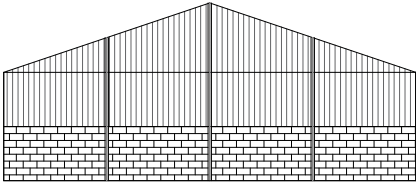
The barn has been constructed using a 4 x 4 grid.



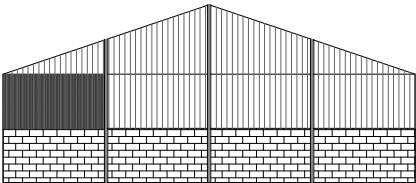
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

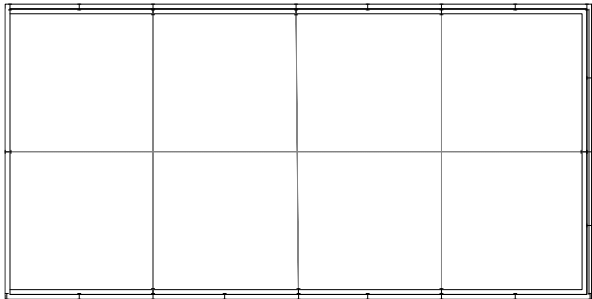


# EXISTING BARN

## BARN 3

Barn 3 is metal framed and metal clad with exposed block work along the east elevation.

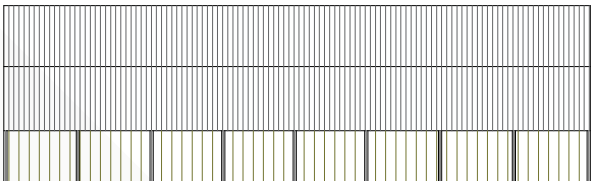
The barn has been constructed using a 4 x 2 grid.



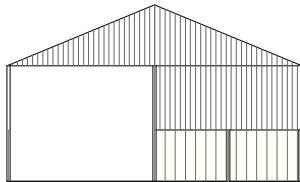
EXISTING BARN 3 PLAN



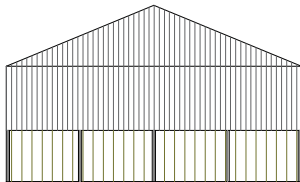
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



**1.1** Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) enables the use of agricultural buildings as dwellinghouses subject to a number of criteria. As of 23rd June 2020, Class Q was amended, for which this proposal is assessed against.

**1.2** The proposed development has been assessed against Class Q summarised as follows:

- The site has been solely used as an agricultural unit and not for any other use including on 20th March 2013.
- The cumulative number of separate dwellinghouses under Class Q within this established agricultural unit does not exceed 3 large or 5 smaller dwellinghouses.
- The cumulative development of the 'larger' dwellinghouse would not exceed 465 sq.m of area being converted.
- The development of each small dwellinghouses would not exceed 100 sq.m
- The site is not occupied by an agricultural tenancy.
- No development under Class A(a) or Class B (b) of Part 6 of Schedule 2 has been carried out on any building within the Agricultural unit since 20 March 2013
- The development will not result in the external dimensions of the building extending beyond the external dimensions of the

existing at any point.

- The development does not consist of building operations other than:
  - The installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity gas or other services to the extent reasonably necessary for the building to function as a dwellinghouse.
  - Demolition to the extent reasonably necessary to carry out building operations.
- The site is not on article 2(3) land
- The site does not form part of a Site of Special Scientific Interest, a safety hazard area, a military explosives storage area, nor does it contain a scheduled monument.
- The building is not listed.

**1.3** Babergh District Council as the Local Planning Authority will have consideration of Class Q (a) and (b) Prior Notification procedure limited to:

- a) Transport and Highways impacts of the development
- b) Noise impacts of the development
- c) Contamination risks on the site
- d) Flooding risks on the site
- e) Whether the location or siting of the buildings makes it otherwise impractical or undesirable for the buildings to change from an agricultural use to a use falling within Class C3 (dwellinghouses)

## ▼ PRINCIPLE OF DEVELOPMENT

of the Schedule to the Use Classes order; and  
f) The design or external appearance of the building.

g) Natural light to serve habitable rooms.

**1.4** The Prior Notification application is only required to consider matters a) to e) of Class Q as set out in the paragraph above, and as discussed below:

### **1.5 Highways Impact**

The site is accessed by the existing driveway which serves the farmhouse and the barns. The land surrounding the access up to the highway is owned by the applicant. The site can accommodate the intensification of use, is compliant with the Local Highways Authority design guidance, and will provide the required number of parking spaces.

### **1.6 Noise**

The end use of five residential dwellinghouses is suited to this rural area as there are no intense arable, livestock, industrial or commercial operations which would affect this use. The barns are at the entrance of haughley green with new dwellings built adjacent to the south of the site.

### **1.7 Land Contamination**

There is no known land contamination issue, and low potential risk. Please refer to the submitted Envirosearch document.



### 1.8 Flood Risk

The site is located within Flood Zone 1, and therefore is not in a location vulnerable to flooding. Water runoff is already managed through attenuation, and any new hard standing will be permeable to mitigate any impact from the development.

### 1.9 Siting and Desirability

Paragraph 109 ref ID 13-108-20150305 of the Department for Communities & Local Government Planning Practice guidance states:

“The permitted development right does not apply a test in relation to location as it is recognised the many agricultural buildings are not likely to be in villages and are unlikely to rely on public transport for their daily needs.”

It goes further to confirm that if a barn is in a location “where the local planning authority would not normally grant planning permission for a new dwelling” this is “not a sufficient reason for refusing prior approval”

The sustainability test is not therefore engaged. In this instance, the dwellings will be close to an existing detached bungalow and near to the neighbouring villages of Haughley and Bacton.

There is nothing about the location which would make a dwelling impractical or undesirable.

### 1.10 Design or External Appearance of the Dwellings

The three barns would require minimal alteration to allow the proposed end use. The form will remain the same, and the cladding will be replaced to provide insulation beneath new metal and timber boarding which will enhance their appearances. New openings will be of varied proportion and scale to maintain an agricultural appearance and avoid too much domestication of the architecture. There is space within the external landscape for small private gardens which will retain the relationship of the building to its landscape setting.

### 1.11 Natural Light

Future occupiers will benefit from adequate natural light to all habitable rooms through newly created openings and consideration given to the layout and position of the living areas in relation to the solar path. The orientation affords the primary living areas with west facing windows and doors in Barn 1 and east facing windows and doors in Barn 2 and 3 which will gain high levels of natural light.

### 1.12 Other Matters

The matters discussed below are not an express consideration under class Q, however there are ordinarily legislative duties imposed on the LPA to assess the potential for impact:

## ▼ PRINCIPLE OF DEVELOPMENT

### 1.13 Ecology

Surveys of the site have been carried out by DCS Ecology. An ecology report is submitted with the application which indicates a minimal level of habitats suitable for supporting species like bats, great crested newts and small mammals and birds. Further guidance can be found in the report by DCS Ecology.

### 1.14 Structure

A structural survey has been completed for each barn by J P Chick Structural Engineers. These are submitted with the application and indicate that all structural elements are in good condition with only minor repairs required to Barn 3. Once cleaned and a protective coating reapplied to the metal work the portal frames will be suitable for use as the main structural element.



# USE AND AMOUNT

## USE

The 3 existing agricultural barns will be converted into 5 dwelling houses with associated parking and landscaped amenity area.

## AMOUNT

Class Q allows up to 5 dwellinghouses on an agricultural holding to be converted. It allows up to 3 'larger' dwellinghouses up to a combined internal area of 465 sq.m and it allows for smaller dwellinghouses of up to 100 sq.m of floor area each. These can be combined as long as the total number does not exceed 5 dwellings.

The proposal involves the creation of 3 large dwellings and 2 small dwellings.

### Proposed Gross Internal Area (GIA)

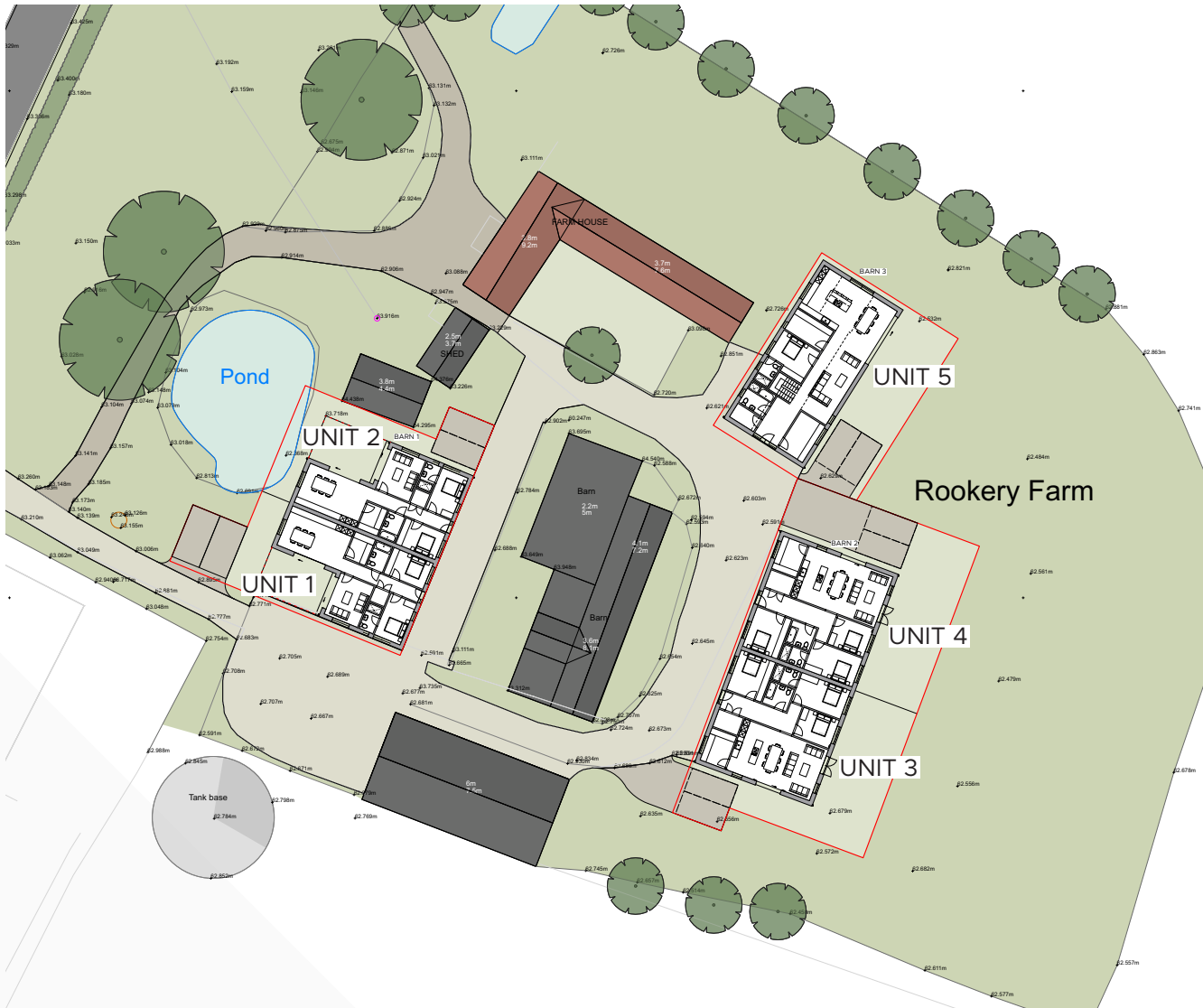
Small Dwellings

Barn 1	
Unit 1	- 98.9 sq.m
Unit 2	- 98.9 sq.m
<b>Total</b>	- <b>197.8 sq.m</b>

Large Dwellings

Barn 2	
Unit 3	- 133.3 sq.m
Unit 4	- 133.3 sq.m

Barn 3	
Unit 5	- 198.1 sq.m
<b>Total</b>	- <b>464.7 sq.m</b>

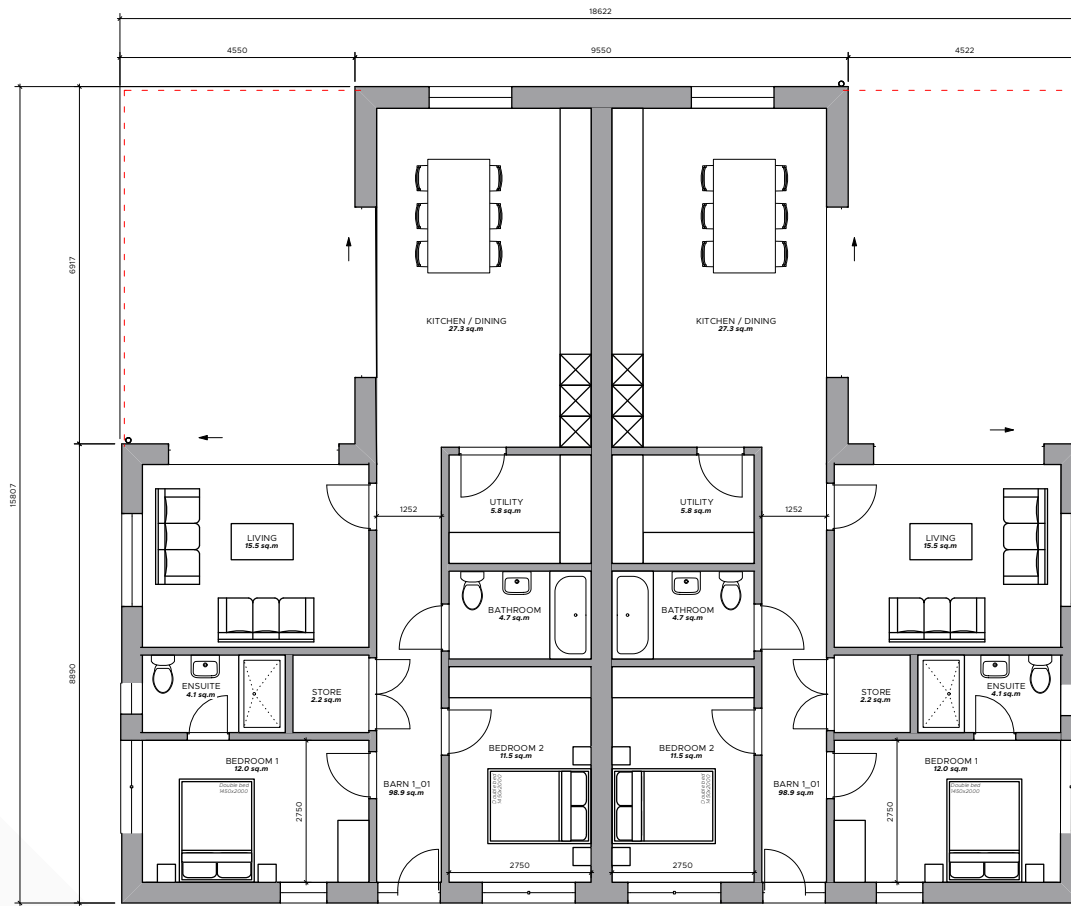


# LAYOUT

## BARN 1

The proposal for barn one divides the existing barn into two equal two bedroom units. The entrance is from the east side with private amenity and gardens to the west.

A long entrance hall provides access to all the rooms in the unit and leads directly into an open plan kitchen / dining space to the rear. Both bedrooms are of similar scale however the master has an ensuite. Both beds are located to the front of the property to allow for a rear west facing living room that opens into the garden.



BARN 1 - PROPOSED PLAN

Scale: 1:100

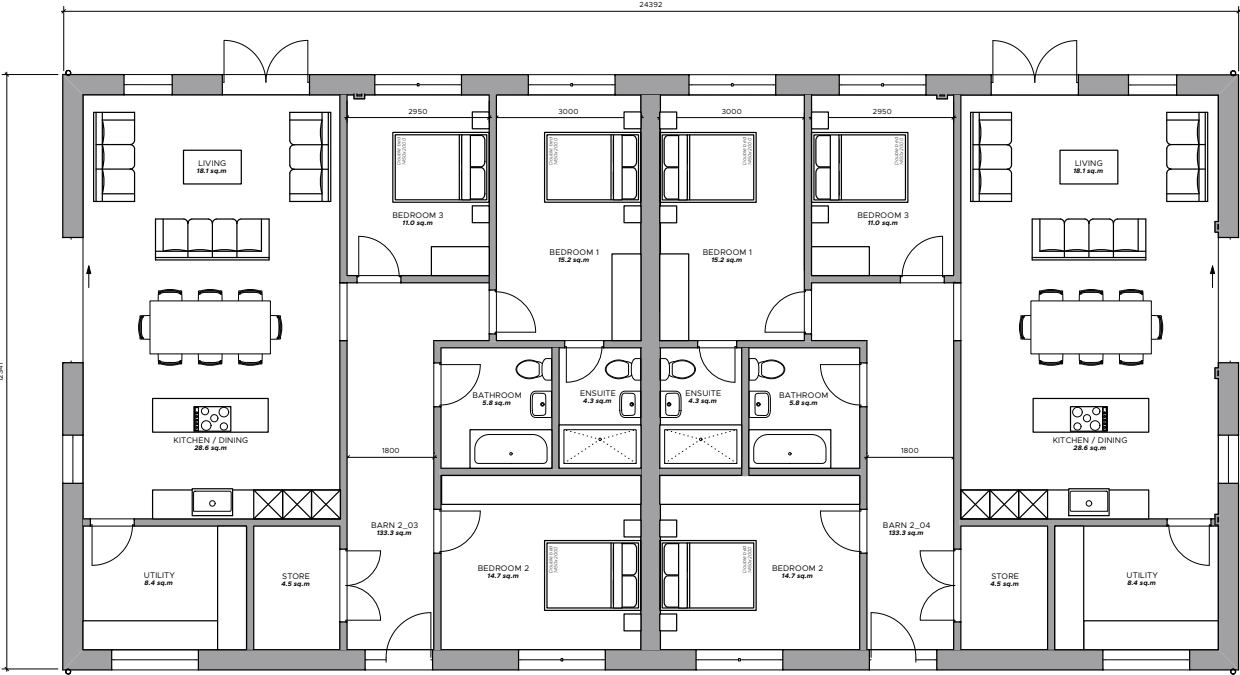


# LAYOUT

## BARN 2

The proposal for barn two divides the existing barn into two equal three bedroom units. The entrance is from the west side with private amenity and gardens to the east.

An entrance hall provides access to all the rooms in the unit and connects to an open plan living / dining / kitchen which has access to the garden via sliding doors to the side and double doors to the rear. Bedroom 2 is located to the front of the property while the master bedroom and bedroom 3 face the garden and frame views of the countryside to the east.



BARN 2 - PROPOSED PLAN  
Scale: 1:100



# LAYOUT

## BARN 3

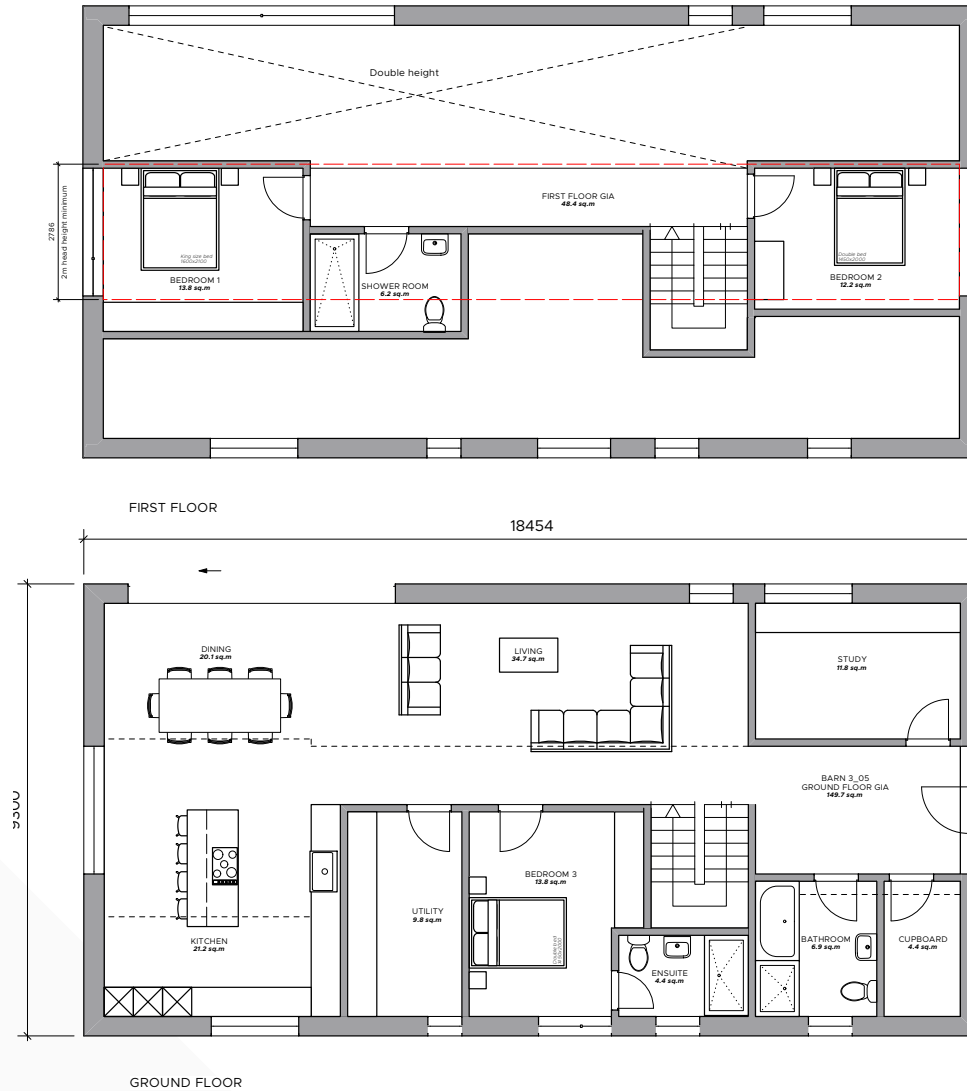
The proposal for barn three creates one large three bedroom unit. The entrance is from the south side with private amenity and gardens to the east.

### GROUND FLOOR

A generous entrance hall provides direct access to a study and bathroom and leads through to the double height living / dining area with a single storey, open plan kitchen element. Bedroom three sits off of the living room facing west with an ensuite.

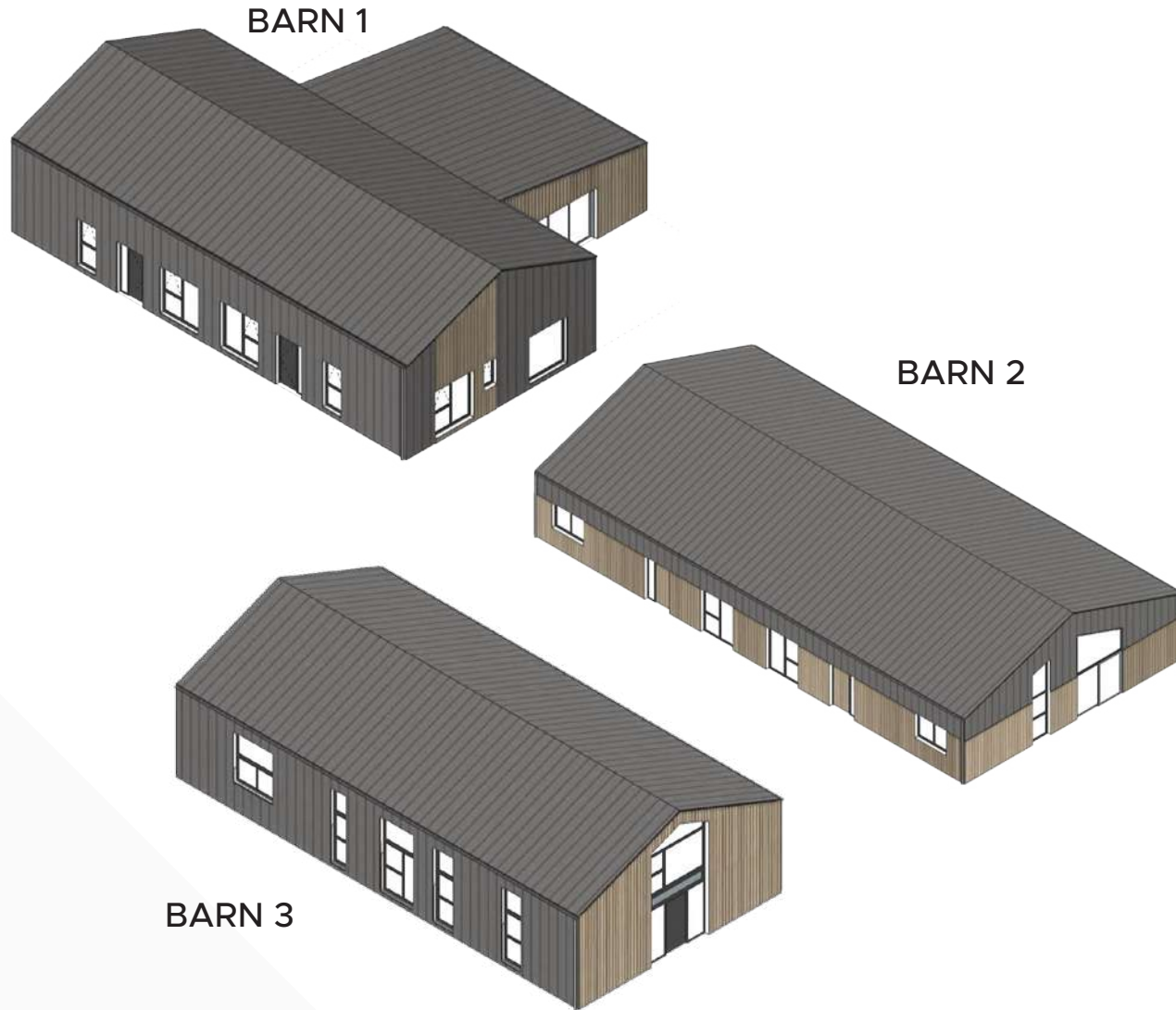
### FIRST FLOOR

The first floor consists of two bedrooms with a shared bathroom with an open landing overlooking the living / dining space below.





## ▼ SCALE



The form for barn one decreases the footprint of the existing barn by reducing the cat slide by two bays. Barn two and three retain their existing footprints.

The proposed elements do not extend past the existing building line by insulating and re cladding the existing structure, while eaves and ridge heights will match the existing barns.

Large fenestrations are arranged to maximise light permeation while reflecting the agricultural quality of the barns.





## APPEARANCE

The agricultural quality of the structures is further preserved and enhanced through a contemporary, material palette. Dark grey standing seam cladding, reflective of the existing cladding on site, is used to clad the roof of each barn and implemented differently alongside thin vertical timber cladding. Guttering and downpipes will match the colour of the metal cladding.

### BARN 1

Barn one is split into a primary body with two gable ends, with a secondary cat slide. Standing seam cladding is utilised to define the main structure of the building, while the secondary element is clad in thin vertical timbers to appear as an ancillary part of the main barn, this also appears on the primary body to introduce a coherent material finish.

### BARN 2

Barn two splits the materiality horizontally across the building with thin vertical timber cladding defining the walls. Standing seam cladding meets the timber cladding at the heads of every window and door which defines the start of the roof.

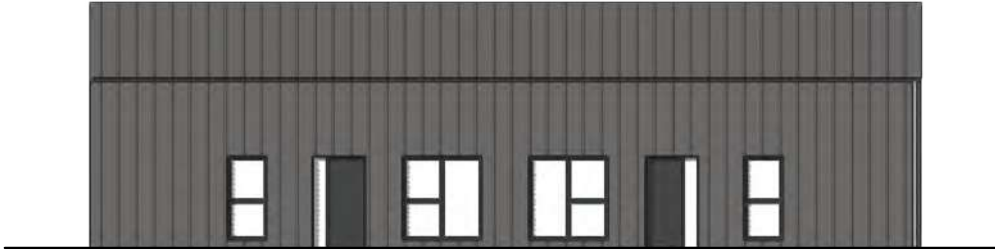
### BARN 3

Barn three envelops the side elevations and roof in standing seam cladding to create a contemporary, seamless transition. The front and rear elevations are defined by thin vertical timber cladding which sits flush with the roof line to hide the standing seam clad roof.

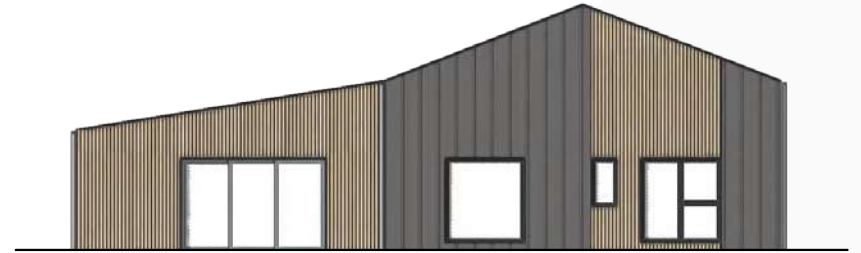


▼  
APPEARANCE

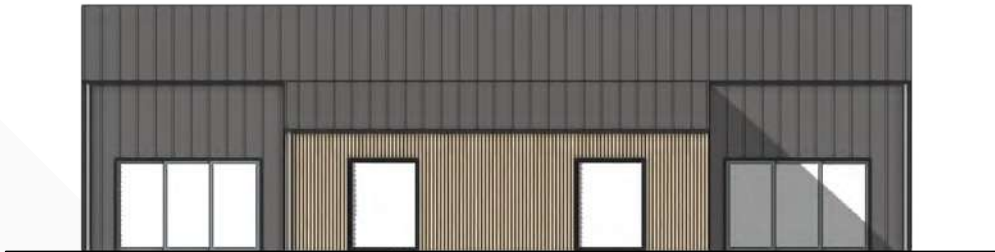
BARN 1



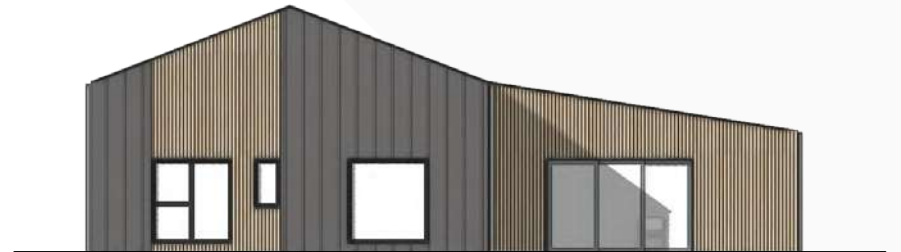
PROPOSED EAST ELEVATION  
Scale: 1:100



PROPOSED SOUTH ELEVATION  
Scale: 1:100



PROPOSED WEST ELEVATION  
Scale: 1:100



PROPOSED NORTH ELEVATION  
Scale: 1:100



▼  
APPEARANCE

BARN 2



PROPOSED EAST ELEVATION  
Scale: 1:100



PROPOSED SOUTH ELEVATION  
Scale: 1:100



PROPOSED WEST ELEVATION  
Scale: 1:100

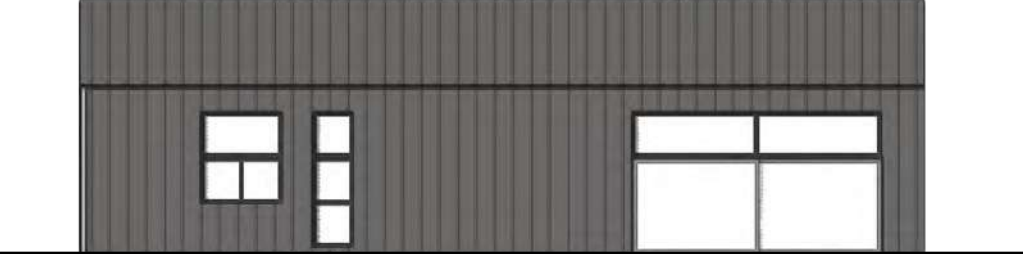


PROPOSED NORTH ELEVATION  
Scale: 1:100



▼  
APPEARANCE

BARN 3



PROPOSED EAST ELEVATION  
Scale: 1:100



PROPOSED SOUTH ELEVATION  
Scale: 1:100



PROPOSED WEST ELEVATION  
Scale: 1:100



PROPOSED NORTH ELEVATION  
Scale: 1:100



## LANDSCAPING & ACCESS

Access to the site will be via an existing driveway from Haughley Green which offers excellent visibility in both directions. The site access is located in a 30mph road and meets the visibility splay requirement of 90m.

The driveway and hard standing areas will be extended to each barn as required, and parking will be provided for each unit, close to the entrance doors.



EXISTING ACCESS

