

**Design, Access and Heritage Statement
Proposed Change of Use to Dwelling
The Stables, Bridge Farm, Hoxne
for James Flatman**



February 2024



JOHN PUTMAN

ARCHITECTURAL DESIGN + PLANNING

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01 Proposed Use:

The application is for full planning consent to convert a single storey brick and timber built traditional outbuilding to residential use. The work entails full renovation and alterations to increase the floor area and change the internal layout to provide living and sleeping areas, a kitchen and shower room facilities.

02 The Site:

The building is an unlisted domestic outbuilding sited within the Hoxne Conservation Area, known as The Stables, Bridge Farm, Lower Street, Hoxne. It is sited adjacent to a bungalow and modern detached house known as Bridge Farm.

The building itself is of indeterminate date but possibly nineteenth century. Although within the Conservation Area it has no features of intrinsic historic interest worthy of special preservation.

A Google Earth extract indicates the location of the site in its surroundings:



02.01: Objective:

The proposal seeks to convert the building to provide a modern standard of accommodation. The work is to be carried out using traditional methods and materials to modern building regulations standards.

The proposed alterations seek to ensure that the fabric and appearance of the building are not adversely affected by the works, whilst defining the new works by a contemporary window treatment.

02.02 Design Considerations

Siting:

Siting is dictated by the existing building. The proposed layout is designed to ensure that there is no overlooking of the garden to Bridge House to the West. The bungalow to the eEast will have its privacy protected by a 1.8m high boundary fence.

Neighbour Amenity:

The scheme is configured to ensure that there is no adverse effect on neighbourhood amenity.

Scale:

The scale of the proposed building is dictated by its existing form, but will be slightly enlarged by a 1.2m increase in span and consequent raising of the ridge line. The proposed scheme makes reference to traditional vernacular building materials yet have a contemporary feel, and the proposed alterations will retain the original fabric of the West wall, both gables and some internal partitions.

Massing:

See above.

Character:

The proposed works will respect the character and features of the existing building.

Accessibility:

The conversion will be compliant with Part M of the Building Regulations.

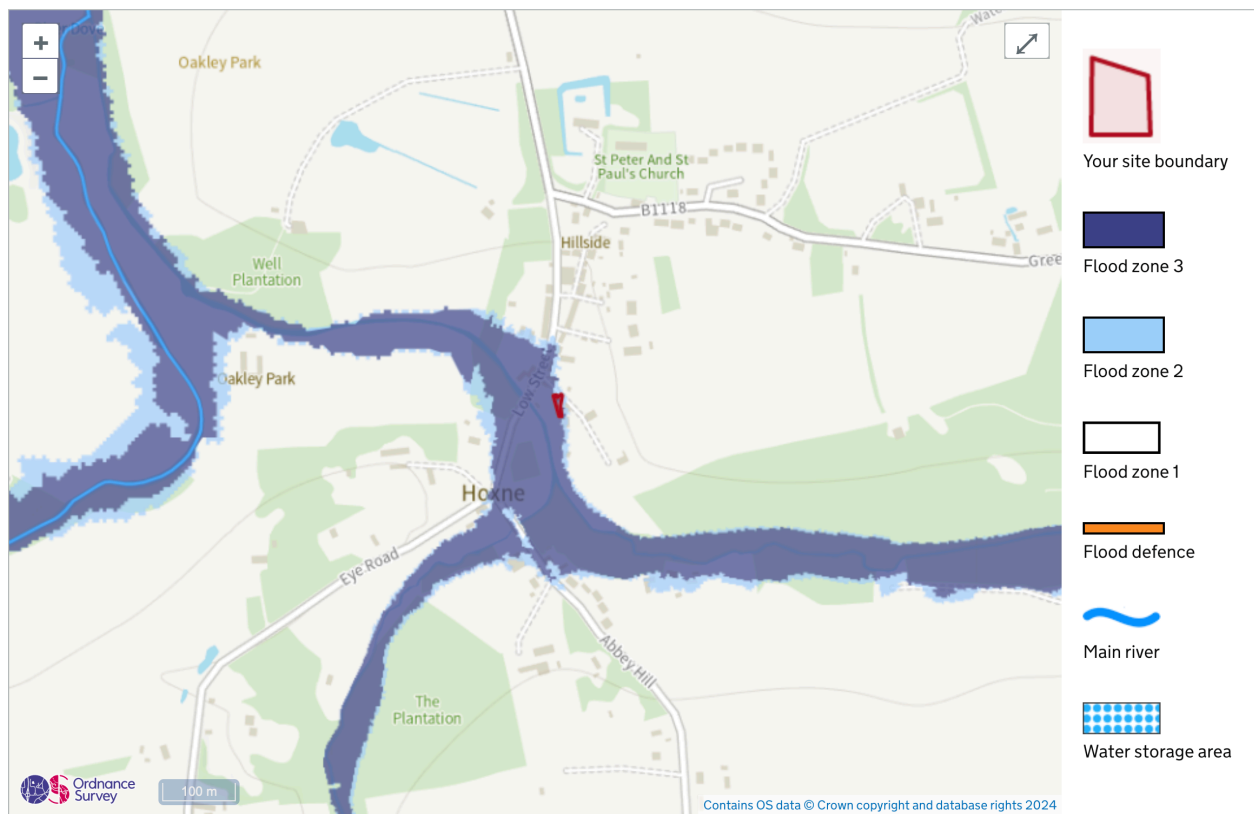
Flooding:

A Flood Risk Assessment was carried out by Evans Rivers and Coastal in November 2023 (attached) which suggested that the floor level of the scheme should be raised by some 700mm and the proposed scheme drawings show this. The alteration will require that the dwelling is accessed via a mobility compliant ramp.

A Flood Map for Planning extract is included below which shows that the building is at the edge of Zone 3.:

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Boundaries:

The West boundary comprises the rear wall of the proposed conversion and will have no windows apart from four rooflights. East and South boundaries will be a 1.8m close boarded fence, whilst to the North is the retained windowless gable.

Landscaping:

No specific soft landscaping is proposed.

Overall Design:

It is submitted that the materials, form and massing used will respect the present building, with appropriate character in harmony with its surroundings which will therefore enhance the dwelling and surroundings.

02.03 Environmental Considerations

A bat presence survey (PRA) and Preliminary Ecological Assessment (PEA) reports have been provided by Lee Rudd of Connected Ecology and submitted with this application. There are no relevant environmental considerations.

Surface water run off will be to on site soakaways and foul water disposed of to the main sewer.

02.04 Highway Aspects

There are no relevant highway issues. It is understood that the lane to the East is an unadopted road.

02.05 Affect on Conservation Area (Heritage)

There is no Listed Building nearby whose setting would be adversely affected by the development.

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