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**DESIGN AND ACCESS STATEMENT
INCLUDING
CONDITION SURVEY
(UPDATE)**

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FOR

**CHANGE OF USE FROM
AGRICULTURAL BUILDINGS**

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TO

RESIDENTIAL UNITS

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**BATTISFORD HALL BARNs
CHURCH ROAD
BATTISFORD
SUFFOLK IP14 2HG**

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**BAT -DESIGN AND ACCESS
FEB 2024**

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GOOGLE EARTH VIEW

BATTISFORD HALL BARNs

CHURCH ROAD

BATTISFORD IP14 2HG

1. INTRODUCTION

This statement is in support of the renewal of the Planning and listed building approval DC/18/03787 and 03788 for the conversion of the Agricultural Barns located adjacent to Battisford Hall. The Main Hall is Grade II listed but the barns are not Listed nor would they be considered curtilage listed in accordance with Historic England's guide, however Listed approval was granted and the renewal will include the Listed application.

The original approval was granted at the end of March 2021 so is due to expire shortly and the approvals will require renewal prior to work commencing on site.

The original design and access statement and drawings were carried out by Whitworth Architects and it is the intention to renew the planning and listed applications using the information provided by at the time by Whitworth Architects along with all associated approved documents. Some of the specialist consultant reports and surveys have been updated where necessary and appropriate. It is proposed that there are no revisions to the scheme at this stage, however it may be necessary at a later date to incorporate some minor changes that would form part of the application to discharge or vary the conditions of the approval which have not yet been discharged from the original approvals.

2. AMOUNT

The Current buildings have a combined floor area of approx. 1,825sqm on the ground floor and a further 100sqm on the first floor of the Old Mill building. They currently consist of an predominantly two storey Brick 'Old Mill' building , a Grain Silo (and two external tower silos), An 'Open Barn' used for machine storage, a 'Cartlodge', a "pig Shed and a small 'Wood Shed'. There are a number of adjoining storage sheds associated with the large Open Barn included in the overall floor area. The proposals intend is to retain the majority of the layout as it is, removing only the Pig shed, Wood Store and part of the Cartlodge as indicated in the plan proposals, which as stated are not changed for this renewal application.

3. SCALE

The Buildings will not be altered in any way externally so the scale will be remain unaffected by the conversions.

4. USE

The Buildings will change from Agricultural to become 5 residential properties.

5. APPEARANCE

The Building will not remain largely unaltered externally other than the introduction of windows and doors so the appearance will aslo be unaffected to any great extent.

6. LANDSCAPING

The Buildings will be subdivided as indicated and will all have private gardens as shown on the proposed block plan however it would be carried out to minimise the domestic conversion and new planting would be sympathetic to the rural landscape setting.

7. CONDITION

The Buildings have been re evaluated following the initial condition survey carried out by Whitworth Architects and generally the buildings are in a reasonable condition but have suffered a gradual decline for the survey carried out in 2018, however the principle structures of the building being converted are easily capable of conversion and are in better condition than many barns of this age where there has been little maintenance over recent years.

The Old Mill - The Old Mill Building is has brick ground floor base construction in good condition with timber frame at the first floor and roof which is also all in a sound condition with localised damage to a small areas of the main roof and localised damage where the wings were attached. The north and south wings on the Estern side which have both collapsed and have caused some damage to the timber frame at these junctions so some limited repairs would be necessary.



The 'Old Mill' Building with Brick Ground floor walls (Above) and timber frame with Brick infill to the first floor (below)



The Grain Barn - The Grain barn has a substantial Oak frame which looks to be largely in good condition on both walls and roof although this is limited to inspection due to the large, galvanised steel grain silos within the building. Where accessible the barn appears to be an early 17th century frame of an excellent quality and again the linked wings on the Eastern sides have caused localised damage when they have also collapsed.



Grain Barn - Substantial well preserved Timber frame

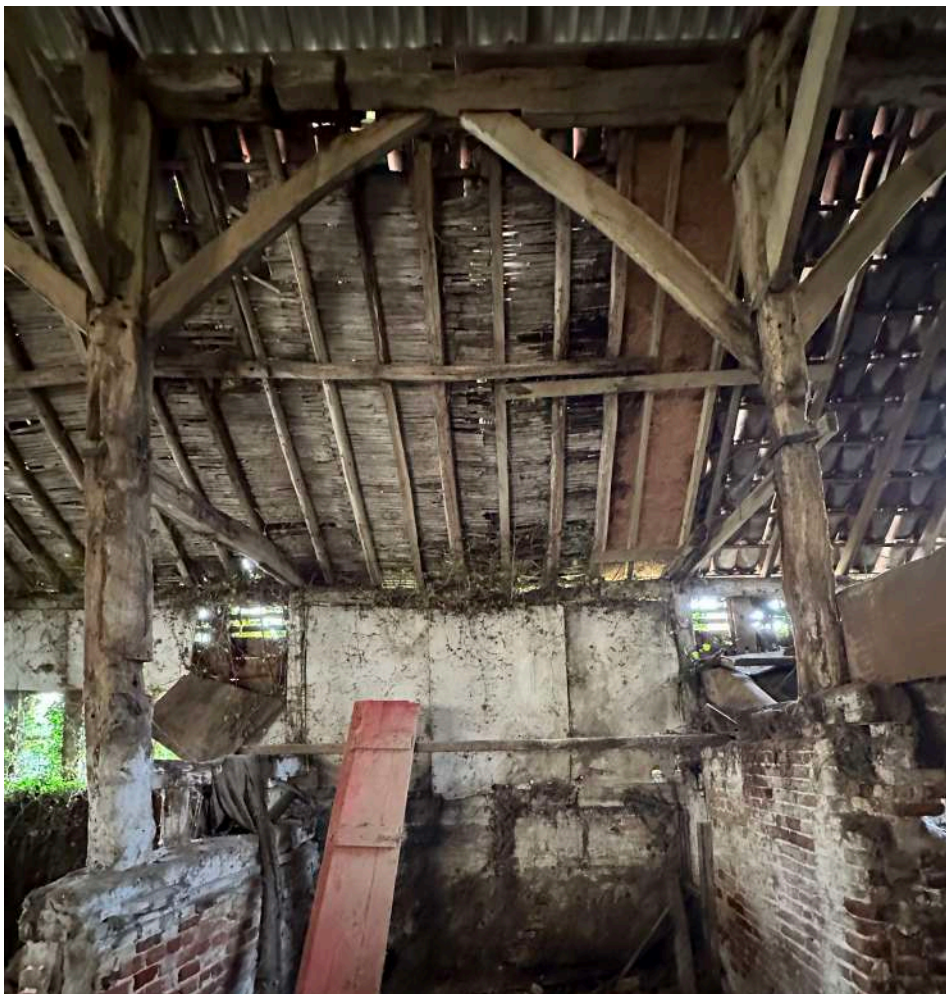




Grain Barn -Main roof high level walk-way



The Open Barn - The open barn consists of a substantial oak aisled barn, however it has lost its original roof, which has been replaced with a modern version with lower pitch, however this was obviously carried out many years ago and the remaining structure and roof finish remain intact and prevent any further decay to the building frame. The frame has some areas that need localised repairs but remain generally in good condition which would be easily made good during the conversion. The large associated wings to this building are in a poor state of repair and access was difficult due to the extensive vegetation, however their form and roofs are still in place in areas despite partial collapse of some areas, however from the evidence of photos for the original survey they have not deteriorated significantly since then and would be capable of restoring back to their original as indicated by some of the historical photos contained in the Whitworth D&A.





Open Barn - Showing Aisled Oak frame and replacement roof

The Cartlodge - The Cartlodge Building is a combination of brick and timber frame, consisting of several elements which are largely intact however the central 'garage' section has deteriorated and its roof has now collapsed since the last survey. The associated side walls of brick, flint and clay lump have remained in place but would again need some repairs prior to their conversion.



Cartlodge - Showing the garage section roof now partially collapsed (above) and Clay lump wall still intact (Below)





Cartlodge - Showing Southern end brick gable wall and Threshing machine storage

The Woodshed - The woodshed is a simple softwood post framed building with low pitched sheet roof finish, although still in use the building has not been included as part of the conversion proposals and is due to be demolished in the overall scheme.



Timber framed 'Woodshed'

The Pig Shed - The Pig Shed is a simple single storey brick and block building with pitched tiled roof to the northern section and low-pitched steel sheet roof to the south over the blockwork and timber pig pens. Whilst the building is sound with some it capable of conversion it is, in the current scheme intended to demolish the building.



Brick walls of the Long 'Pig Shed'

8. THE PROPOSALS

The Buildings are to be converted with the minimum of intervention and details of the proposals are set out in the accompanying drawings, minor changes to the overall scheme are likely when discharging the conditions, however the intention of this application is secure the renewal of the current approvals at this stage.

9. HERITAGE IMPACT

The Building although not listed nor curtilage listed they would be classified as local heritage assets so the method of conversion will

respect the original building fabric and alterations where necessary would be minimal in nature and looks to reuse and retain in place as much historic fabric and possible to maintain the character of the original farmstead.



Steel Tower Grain Silos with 'Grain Store Building to the left