

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
HOUSEHOLDER PLANNING APPLICATION**

**for
Erection of new Artist's Studio**

**1 Green Farm Barns
Buggs Road
Burgate
DISS
IP22 1QG**



Figure 1 – View of existing dwelling from proposed site

Use

The existing property, No 1 Green Farm Barns is a three bedroomed semi-detached barn conversion located to the south west of Buggs Road in Burgate. It has a shared access route which also serves no's 2 and 3 Green Farm Barns from Buggs Road. The property is not Listed (*refer Hucklesby Architects drawings numbered E0882/01*).

There are two Listed buildings near the site: Green Farm House (Listed Grade II Ref 1181676) to the North and Green Farm Cottage (Listed Grade II Ref 1032803) to the East. Green Farm Barns were formerly associated with Green Farm and were converted into dwellings in 1989. (*MSDC Ref 1328/89 - Conversion of farm buildings to three dwellings and carports and workshop, erection of new garages, use of existing access and provision of foul sewage treatment plant*)

Pre-application consultation (*MSDC Ref DC/23/03033*) indicates that the proposal is acceptable in principle and is compliant with the MSDC and Babergh emerging Local Plan.

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1 Green Farm Barns, Buggs Road, Burgate IP22 1QG
Erection of new Artist's Studio

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Amount

The current dwelling is located to the West side of the three barn conversions and is single storey. There is a single Garage/ Workshop on the site, which is used for storage, as there is ample space for parking on site.

The proposal is for a new artist's studio, to enable my Client to work from home. The intention is to provide a single storey 11 x 6m building, with an overall maximum height of 4m. This will allow for sufficient space for my Client to safely work on larger pieces of his artwork.

Layout

The proposed studio is to be located to the South West side of the property, adjacent to the existing Garage/Workshop. Whilst larger than this Workshop, the eaves of the new building facing the existing building will be 3m high, with a monopitch roof at 10 degrees running to a maximum of 4m high, which is only 225mm above the existing ridge, and 785mm below the ridge of the main dwelling (*refer ALS topographical survey ALS3421/100/01*).

There are limited openings to the proposed studio, to maximise on the available internal wall space. These openings are on the North West (window) and North East (bifold doors and window) of the building, facing the existing dwelling and garden area (*refer Hucklesby Architects drawing no E0882/10*). There are also three separate rooflights to provide additional daylighting. There is consequently no overlooking of adjacent properties.

The new studio has been sited in a location that is easily accessible from the driveway to allow for moving artworks to and from the studio.



Figure 2 – View of existing dwelling from Garden

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Figure 3 – View of proposed site from driveway

Justification

The aim with the design is to provide a simple and straightforward building, which is located away from the main dwelling, in an accessible and discreet location to avoid dominating the main property.

Scale and Appearance

The proposed studio is to be finished externally in painted timber feather edged horizontal boarding, finished in black barn paint, on a facing brick plinth at low level. The roof is to be finished in black bitumastic coated 'Onduline' corrugated sheeting or similar. Windows and doors are to be black polyester powder coated aluminium, and rooflights are to be Velux black composite centre pivot, finished with black upstands and flashings to suit the profile of the corrugated sheeting. Rainwater goods are to be black upvc.

The aim is to provide a new studio with a simple silhouette, in a semi-industrial style to echo the past agricultural use of the land and its surroundings. (*Refer Hucklesby Architects drawing number E0882/10*).

Landscaping

The landscaping and setting of the dwelling remain unchanged.

Access

The existing access remains unchanged by the proposed alterations to the property.