

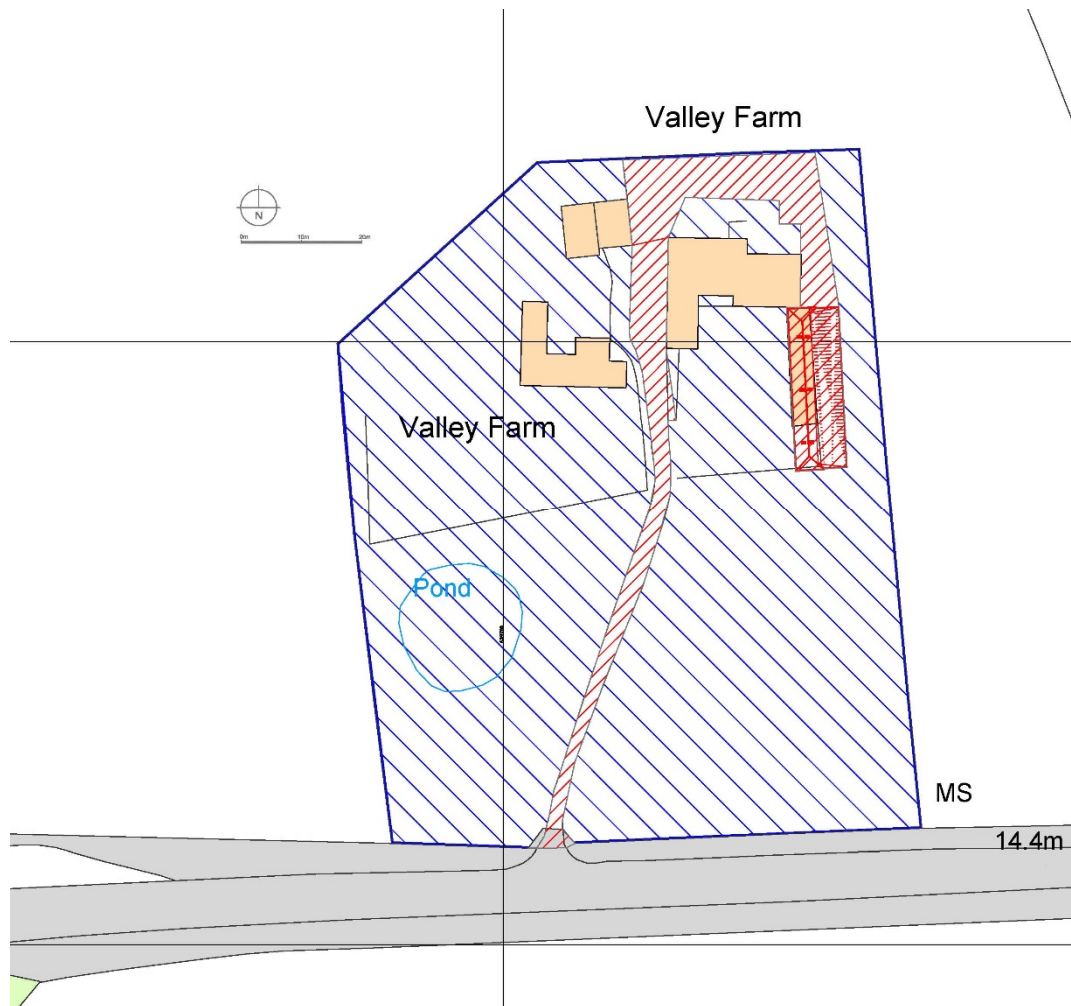
## Design, Access and Flood Risk

# Conversion of former dairy annex to form 5 holiday let units.

At Valley Farm, Snape Crossing

## Context

Valley Farm is former farmstead located at Snape crossing. The site comprises the farmhouse, a thatched barn, several outbuildings including garaging and annex and is in the form of a traditional farmyard laid out as a three-sided courtyard facing South. The barn and stables are divided into 4 holiday let units which have contributed well the tourism accommodation in East Suffolk. The owners have successfully run the business, are investing in the existing units with refurbishment and rethatching and are now looking to expand with the conversion of the old dairy unit to the East of the main barn.



## Planning History

Reference E6569  
Address Valley Farm Farnham Road Snape Suffolk IP17 1QH  
Description Vehicular access

Reference C/90/1462  
Address Valley Farm Snape  
Description CONVERSION OF REDUNDANT FARM BUILDINGS TO ONE DWELLING

Reference C/94/1109  
Address Valley Farm Snape  
Description CONVERSION OF REDUNDANT FARM BUILDING TO ONE DWELLING (RENEWAL OF PLANNING PERMISSION C.90/1462)

Reference C/99/0831  
Address Valley Farm Aldeburgh Road Snape  
Description Conversion of redundant farm buildings to holiday accommodation

## Biodiversity

Trees - Please see attached topo survey although there are trees on the site, none of these will be affected by

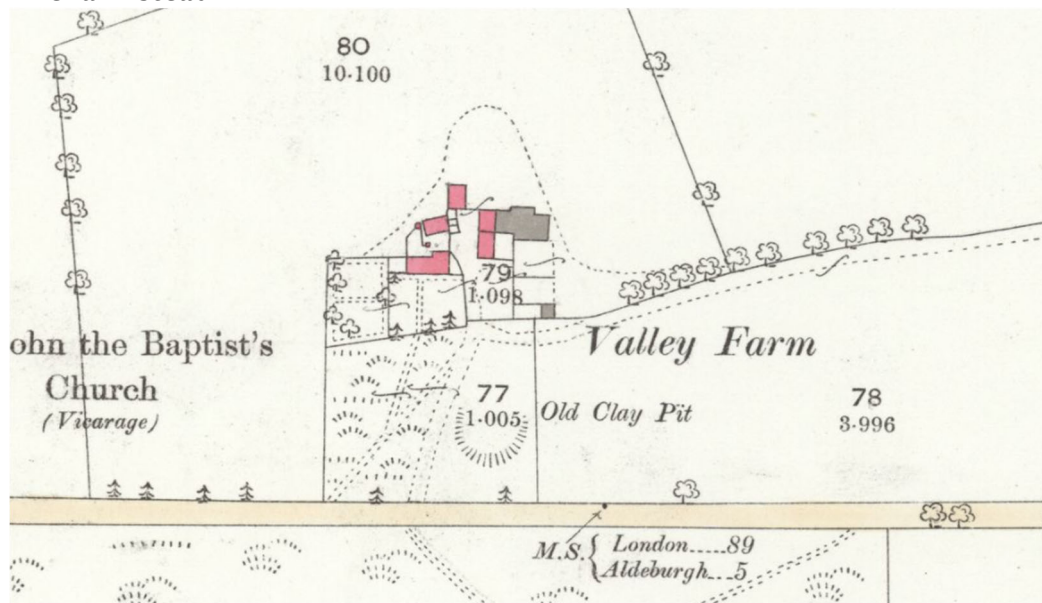
Bats - a bat survey was undertaken by John Dobson who found no evidence of bats roosting in the barns. The open nature of the structure is not conducive to roosting by bat due to the large amount of natural light entering the structure.

Pond - whilst there is a pond on site, this is domestic in nature, with a butyl liner and significant population of goldfish and small roach and planted weed – presence of fish in this quantity would rule out any likely breeding newt population.

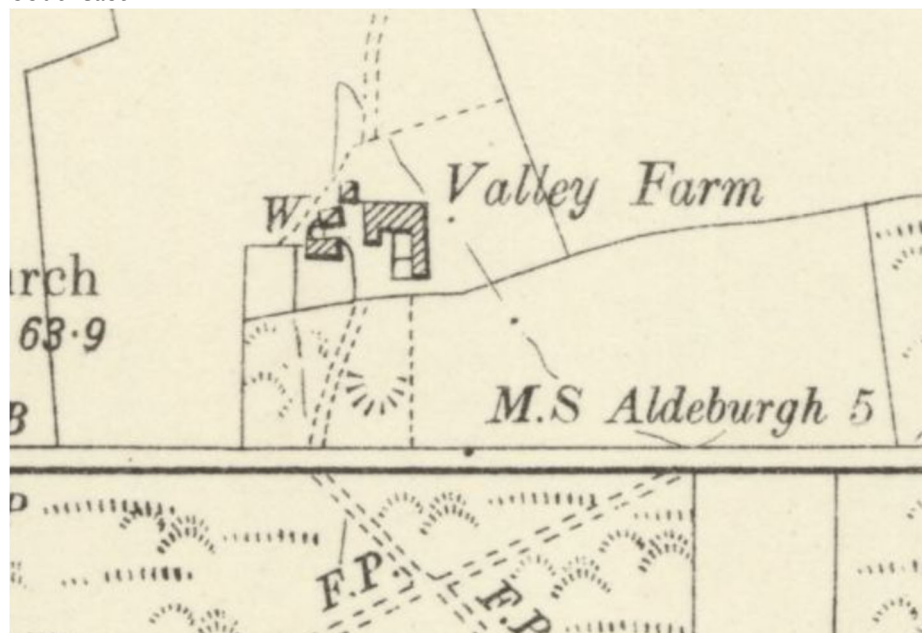
## Conservation area

The site is not in a conservation area, although its location is some 500m from Snape Church.

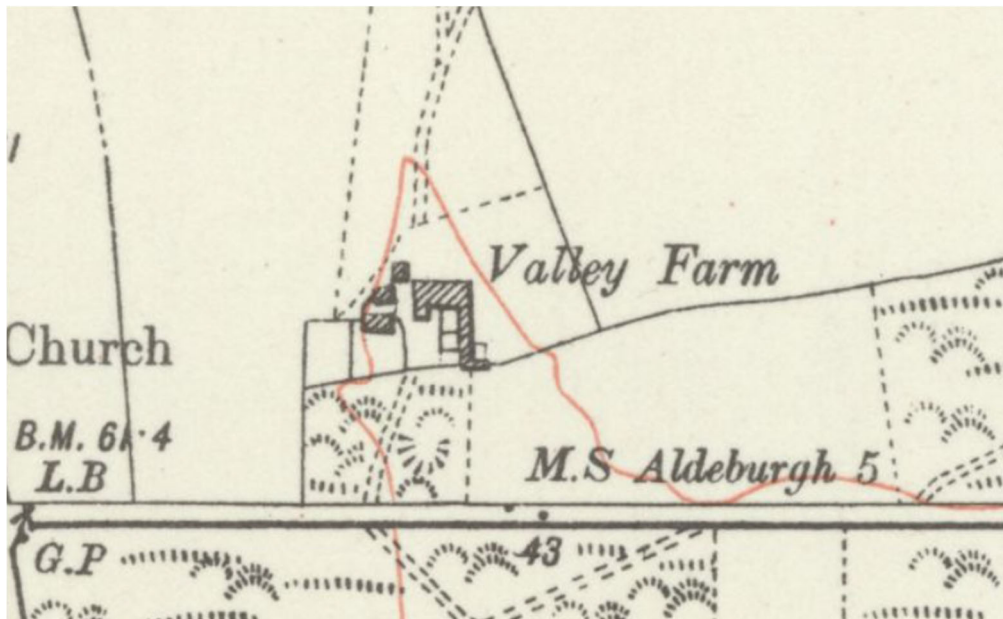
**The farmstead**



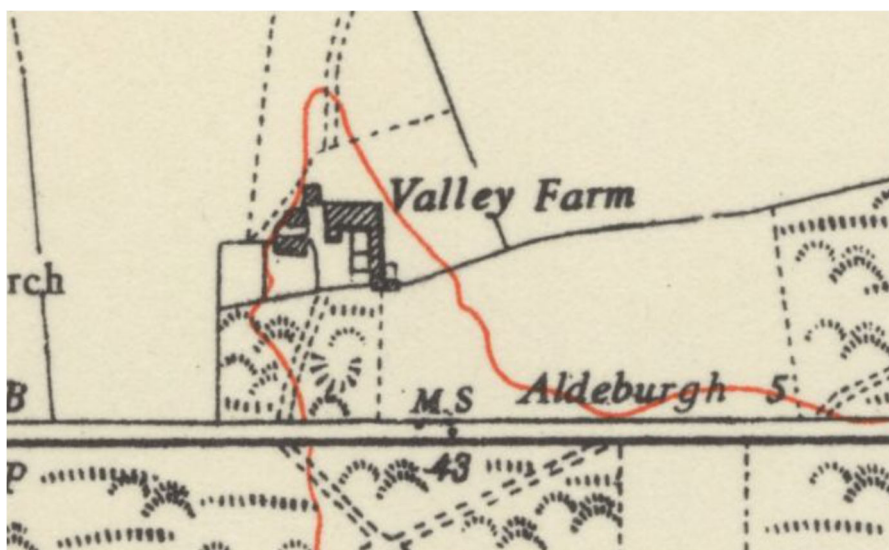
1882 OS ... no dairy... but two buildings to the Northwest and a smaller one to the Southeast



1903 the Dairy clearly now there ...



1925 OS ... the dairy appears to have a small Eastern extensions



1945 No real change – more recently the small Eastern extension has been removed

## **Proposals**

In approaching the design for this project, we have sought to respect the traditional layout and aspects of the farm

## **Impact**

We do not believe the proposals will have a significant deleterious impact on the house, the nearby church or its setting.

## **Materials**

Materials – see attached drawings.

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## **Flood risk**

The site is in zone 1 and therefore not at significant risk of flooding from surface or fluvial influence. Although adjacent to the flood zone to the North is zone 3 – there is easy egress from the house to the South and West

## **Surface water**

The site is in zone 1 and therefore not at significant risk of flooding from surface or fluvial influence.

## **Highways**

Parking is to the rear and front with covered cycle parking, 2 EV charging points.

Brooks Architects Ltd

