

# 1104

Job ref: 6190

09 January 2020

PROPOSED DEVELOPMENT

WOOD FARM BARN, TANNINGTON ROAD, WORLINGWORTH, IP13 7LR

**APPLICATION FOR FULL PLANNING PERMISSION**

**PRE-APPLICATION CONSULTATION INFORMATION**

**To be read in conjunction with drawings 6190 - SK01A and SK03A: sketch plans and elevations and 6190 - 001 Location Plan.**

## **1.00 CONTEXT AND SCOPE**

- 1.01 This statement supports a pre-application consultation a Full Planning Permission Application including change of use to create a new detached dwelling at Wood Farm Barns.
- 1.02 The site comprises redundant farm buildings, surrounded by farmland and near to the farm house which is to the east. The public highway, Tannington Road, is along the north boundary. There are further properties at regular intervals along Tannington Road. (Figures 1 & 2.)

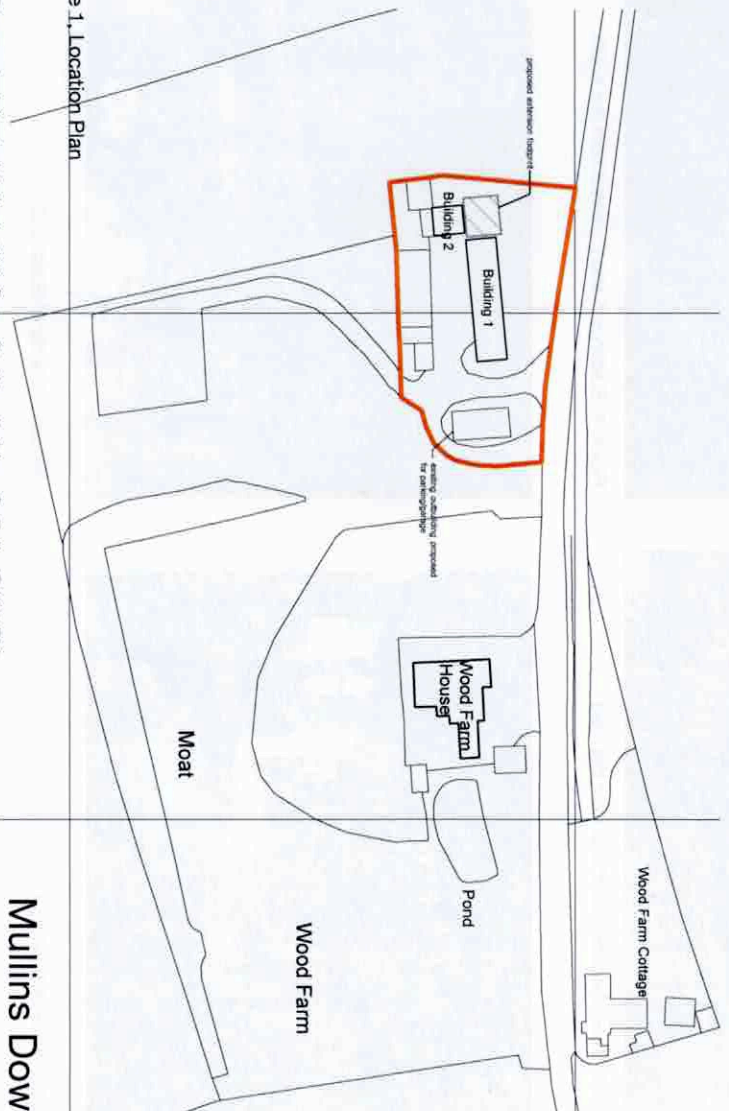


Figure 1, Location Plan

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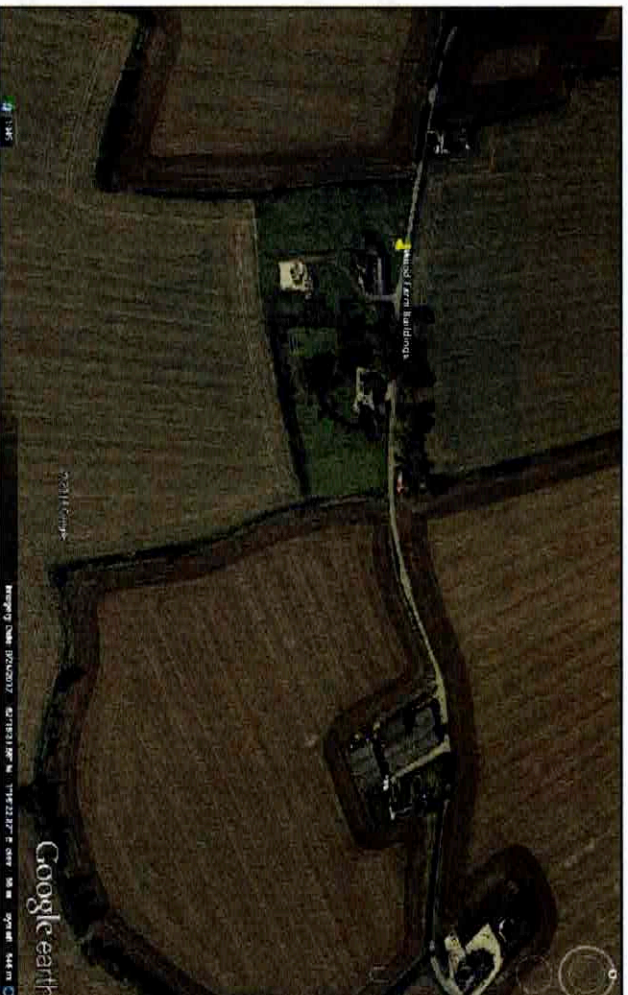


Figure 2, Aerial View



Figure 3, View of existing buildings from the road



Figure 4, Buildings 1 and 2 viewed from the south



Figure 5, Interior of Building 1



Figure 6, Interior of Building 2

1.03 The site consists of a complex of redundant buildings that have the potential to convert into a dwelling house. The buildings are single story with a mixture of brickwork and timber frame. A structural survey has been carried out which confirms the suitability of two existing structures - Building 1 and Building 2 for conversion to a dwelling. A new single storey extension is proposed between the barns, linking them to form an L shaped dwelling.

## **2.00 USE**

2.01 The use is proposed to be changed from agricultural to residential; the buildings are surplus to farm needs and therefore have not been used for some time.

2.02 The aim of a conversion would be to create a comfortable home which enjoys modern conveniences while retaining the essence of the history of the buildings.

## **3.00 AMOUNT**

3.01 The farm buildings' footprint to be converted comprises an internal area of 177m<sup>2</sup>. A 13m<sup>2</sup> lean to attached to Building 2 is to be demolished, as is the most derelict building to the south.

3.02 The Planning Application proposals retain the existing buildings with a new extension to the north west to connect the two barns with an internal area of 53m<sup>2</sup>.

3.03 The proposal provides a three bedroom dwelling with large open plan living and kitchen/dining spaces.

## **4.00 LAYOUT**

4.01 The conversion requires windows, doors and roof lights to be added to improve the outlook and create bright interior spaces. The new extension is separated from the existing barns by a 450mm wide glazed gap to make a clear distinction between existing and new elements of the building.

4.02 The layout of the site retains the existing agricultural character the North, facing the road, with new alterations introduced mainly to the south elevations. A new courtyard and domestic landscaped area to the south is created by the demolition of the two most derelict of the existing outbuildings, also to allow views over the countryside.

4.03 The new dwelling plan is arranged to take advantage of aspects of both views to the south and environmental controls. Car parking could be accommodated in an existing outbuilding where indicated.

## **5.00 SCALE**

5.01 The proposed conversion retains the existing single storey building ridge height of approximately 4.2m with the new extension slightly higher at approximately 5m in height.

5.02 The existing agricultural barn windows and doors are tall and wide for domestic use - these openings are variously infilled with glazed screens to provide doors and transom windows, maintaining the existing simple barn form and scale.

5.03 The new extension does not dominate the original buildings, as the new roof slope follows the angle of the existing roof slopes, separated by linking roof elements which are lower than the existing roofs. Sloping eave lines follow the change in height from existing to a new lower corner of the extension.

## **6.00 APPEARANCE**

6.01 The design of the extension has been considered in context, with the new roof following the fall of existing roofs and taking cues from large scaled modern metal agricultural sheds in the locality. The glazed gap separating the new from old parts of the building provides a break to vary the external materials and retain the clarity of the existing forms. Timber cladding is proposed for the existing barn walls and metal finishes to the walls and roof for the new extension.

6.02 A flat metal canopy cover and a gabled metal entry porch are designed with minimal detailing to avoid an overly domestic appearance while providing weather cover at both entrances.

## **7.00 LANDSCAPE**

7.01 Landscaping proposals would aim to blend the development into its setting by using native planting in natural configurations. A new courtyard and domestic landscaped area to the south of the house is proposed to allow views over the countryside.

7.02 Some areas of hard landscaping are likely to be proposed to create a south facing courtyard directly adjacent to the house.

## **8.00 ACCESS**

8.01 Vehicle access to the site will remain from Tannington Road, using the existing entrance.

8.02 Level access will be provided at the front entrance and accessible door widths throughout the project.

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