



Planning Statement

20th June 2025

Application for: change of use and refurbishment of stable building
Bonhams Farm House, Main Road, Yapton BN18 0DX

Outline Brief: general re-furbishment and change of use of central and upper part of stable block into self-contained accommodation for ancillary domestic use.



Design Proposal:

Main stable: 32sqm internal. Re-furbish internal space.

Cobbled brick floor: no change.

Metal and timber stable divider: no change.

Rendered wall surfaces: no change. Mineral based paint finish.

Timber panelled wall surfaces: no change.

Ceiling finishes: no change, recent T+G boarding and insulation left as it is.

Jacobs ladder: no change

Interventions:

Insert solid timber staircase and platform for access to hay loft. Landing at the existing platform, which will be retained. The main spine can be designed to rest on the existing floor without any physical intervention. The concept is presented in the drawings, and you can condition supplier drawings if necessary.

NW facing roof: insert 2no. fixed 1200x800 conservation rooflights into the recently refurbished roof.

Insulation would be helpful on the SW wall (other walls do not need it), but with 3 openings to navigate the remaining surface area is small, and so the advantage compared to changing the historic finish is negligible.

Utility/kitchen: 11sqm internal. Renovate internal space.

Ceiling finishes: no change. pine T+G boarding under existing 225 joists, even in the shower space that is fine.

Interventions:

Concrete floor: remove and replace, laying drainage runs underneath. Insulate 120mm PIR on top with 60mm s/c screed and tiled floor finish.

Timber panelled wall surfaces: no change within main space, but will remove 5sqm of panelling in the new shower space, to replace with tiles. Will retain remainder of panelling in the shower space.

Tiles to new screed in shower and kitchen space.

Replace existing counter with new worktop, sink and base units.

New 100 stud partition for shower room, with 12.5 p/b to each side, SW architrave and new timber leaf: 1980x686x35mm

<https://www.doorsuperstore.co.uk/product/internal-oak-belize-boarded-style-flush-door.html>

Insulation: proposed 70mm Steicotherm wood fibre insulation applied to the garage side, so as not to disturb wooden finishes, with a breathable lime based render finish.

- Isovit Lime basecoat @3mm adhesive/bonding coat (applied with a 10 mm notched trowel).
- 70 Steico Therm (plus fixings)
- 3 mm Isovit Lime applied with a 10 mm notched trowel.
- 4 mm Glass Fibre Mesh.
- 3 mm Isovit Lime to cover mesh giving a total backing coat thickness of 6 mm.
- 2 mm Reabilita Cal AC Fino applied in two passes.

Hay loft: 15sqm and 7sqm internal.

Ceiling finishes: hardboard over insulated rafters. Remove hardboard and replace with foiled p/b.

SW facing roof: insert 2no. opening 1200x800 conservation rooflights into the recently refurbished roof.

Wall finishes: brick party wall. No change proposed
Drop purlin walls under purlin beams in stud and p/b

Flooring: existing pine T+G boards. No change proposed. Install sisal carpet and underlay on top.

Interventions:

Replace door leaf from hay landing and reduce opening width 100mm on each side with timber planks on stud. Solid wood 50mm architrave. New timber leaf: **1875x762x44mm**, made to match, without vision panel, or adapt width of current leaf.

New 100 stud partition next to chimney flue, with 12.5 p/b to each side, no architrave, new timber leaf: FD30 1980x762x44mm.

<https://www.doorsuperstore.co.uk/product/xl-joinery-suffolk-essential-fd30-fire-door-oak-internal-door.html>

Re-hang external door on SW gable.

Build solid timber staircase to the outside, for access from the driveway. The concept is presented in the drawings, and you can condition supplier drawings if necessary.

Services: a new electric boiler would be located in the main garage/storage space. No Flue required.

F+R heating pipes into the main space would be surface mounted on the existing walls, to radiator positions, using copper pipes and metal clips.

H+C supplies can be run within new ground floor slab, and the existing ceiling joists for shower rooms/kitchen sink on each floor.

Drainage runs would only be in the new screed/concrete floor, and not disturb the brick cobbled main space. One new soil pipe will run under the new slab in the kitchen space and cross the yard to intercept with the existing surface water drainage pipe, a new chamber will turn this run into a combined run.

Electrical services will be surface mounted in galvanised conduit, for a rustic aesthetic and minimal impact.

Landscape, Ecology, Biodiversity : n/a, small householder proposal exempt from BNG. NO external works to the fabric or landscape proposed

Trees: n/a

CIL: 22sqm converted on first floor, 43sqm on ground floor. Total 65sqm. CIL Form8 to be used.

ENDS