Design and Access Statement – July 2020

Shrubbery Farm
Main Road
Deeping St Nicholas
PE11 3DJ

For and on Behalf of
Mr R Sainsbury and Ms A Mealing

Full Planning Permission

This statement has been prepared to provide supporting documentation for the planning application associated with the development of existing buildings at Shrubbery Farm for conversion into residential use.

Proposal

To convert the existing barns to the rear of The Shrubbery into a 5 bedroom dwelling.

Existing Site

The existing site is a collection of adjoined, predominantly brick built, barn buildings located to the rear of the farmhouse, The Shrubbery, at Shrubbery Farm, Main Road, Deeping St Nicholas.
All of the barns, except one, the two storey unit identified as Building A, are currently used for general storage. Building A has been converted into, and is in use as, a live/work unit as a result of a planning application made in 2003; planning reference number H03-0477-03.



Building References for the Existing Barns at Shrubbery Farm.

Use

Buildings B-F are currently used for storage with Building A used as a live/work unit. It is intended that the existing barns will be developed to be used as a single dwelling with 5 bedrooms. Where open cart barns are retained as such these will be used for vehicle storage.

Amount

The scheme will look to utilise all of the existing barns as part of the proposal. It is proposed that Building F will be extended by bringing the south east elevation forward to align with the elevations of building B,C and D. The additional floorspace added to Building F (28m2) is the result of the requirement to rebuild this structure (see structural report) and will create a more useable space internally. The new elevation will be no further forward than existing elevations and this part of the barn complex is non original fabric (having been rebuilt, poorly, approx. 20 years ago). The eaves height will remain as existing with the ridge height no greater than adjoining ridges. Building work will be outside of the root protection areas of nearby trees.



Building F of the Existing Barns at Shrubbery Farm.

Layout

The proposal will include the construction of a wall to the rear of The Shrubbery to separate the new dwelling from the farmhouse. The proposed layout will make use of the existing double gates to access the new development. The existing form of the buildings generates a natural ‘courtyard’ space centred within the ‘horseshoe’ shaped plan of the barns. The main barn, Building C, will accommodate the living spaces; kitchen/dining/living with the two storey barn, Building A, housing the sleeping accommodation. All buildings will be interconnected internally.

Scale

The existing barns sit in a generous context and feel proportionate to their surroundings. Given that the dwelling will be housed within the existing buildings, with a minor adjustment to the footprint of Building F, the development will remain to be perceived as acceptable in scale.

Landscaping

The immediate landscape around the barns includes some mature trees which provide screening, privacy and protection. It is intended that these will remain. Three less significant trees are proposed to be removed as part of the landscaping scheme. Please refer to the submitted tree survey for details.
The 'courtyard' will be re-landscaped to include additional lawn area, paved terrace and loose gravel finishes for car parking/access to covered parking area.

Appearance

Given the architectural quality of the buildings the desire is for the scheme to be as sympathetic as possible to the existing barns with materials chosen which will be sensitive and responsive to the current buildings fabric. Many existing roofing finishes will be retained and where new roofing felt/membrane is required existing finishes will be reused. Existing brickwork will be repaired and repointed in lime mortar where required. Where sections of open barns are being internalised, new external walls will be finished in horizontal featheredge timber boarding.
New windows will replace the existing throughout, or be inserted within existing openings which have been infilled or to replace timber doors. New windows will be either metal framed, timber framed or glass blocks subject to the location and scale of the aperture. This will present a hierarchy of fenestration across the scheme. Rainwater goods will be cast iron effect uPVC.



Buildings A,B and C of the Existing Barns at Shrubbery Farm.

Access

Access from the main road, the A1175, will be via an existing driveway which currently serves The Shrubbery and the farmland beyond. Vehicular access into the development will be provided through the existing double gates into the barns courtyard space. Vehicles will cross the courtyard to be parked within or in front of the open cart barns. Given that the two storey barn is currently in use as a live/work building it can be assumed that there will be no additional traffic from the private driveway, serving the house and barn, onto the public highway.
The scheme will provide a number of car parking spaces (minimum of 3) over the 2.6x5.6m requirement in addition to the spaces within the covered parking area. Principal pedestrian access will be provided to Buildings A, B and C from the courtyard space.

Appropriateness

It is understood that the current South East Lincolnshire Local Plan seeks to limit the development of dwellings outside of defined settlement boundaries but does detail specific criteria where the development of existing buildings in such locations would be deemed acceptable. This is outlined under Policy no23 as below:

Policy 23: The Reuse of Buildings in the Countryside for Residential Use

Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. *the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;*
2. *the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;*
3. *the proposal is in keeping with its surroundings;*
4. *the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and*
5. *development leads to an enhancement of the immediate setting of the building.*

With respect to Point 1; A structural survey of the existing buildings has been undertaken by Stuart Setchfield of Setchfield Associates. This outlines that the existing buildings are generally in good structural order with minor repair work required to localised areas of brickwork and roof timbers which is to be expected of a building of this nature and age. It is noted that where Building F was rebuilt by the previous owners of the site the foundation design was unsuitable for the ground conditions and these have failed in places resulting in some movement. Whilst it may be possible to undertake local remedial work to this building it is considered more cost effective and practical to rebuild this part of the development. This creates an opportunity to increase the buildings footprint to create a deeper space which is more practical.

Points 2-5; The differing form and scale of the barns provide an architecturally pleasing collection of buildings. There are many interesting details within their construction including very specific brickwork details which add a further layer of architectural interest to the existing buildings. See Appendix 1 – Site Images.

Sustainability

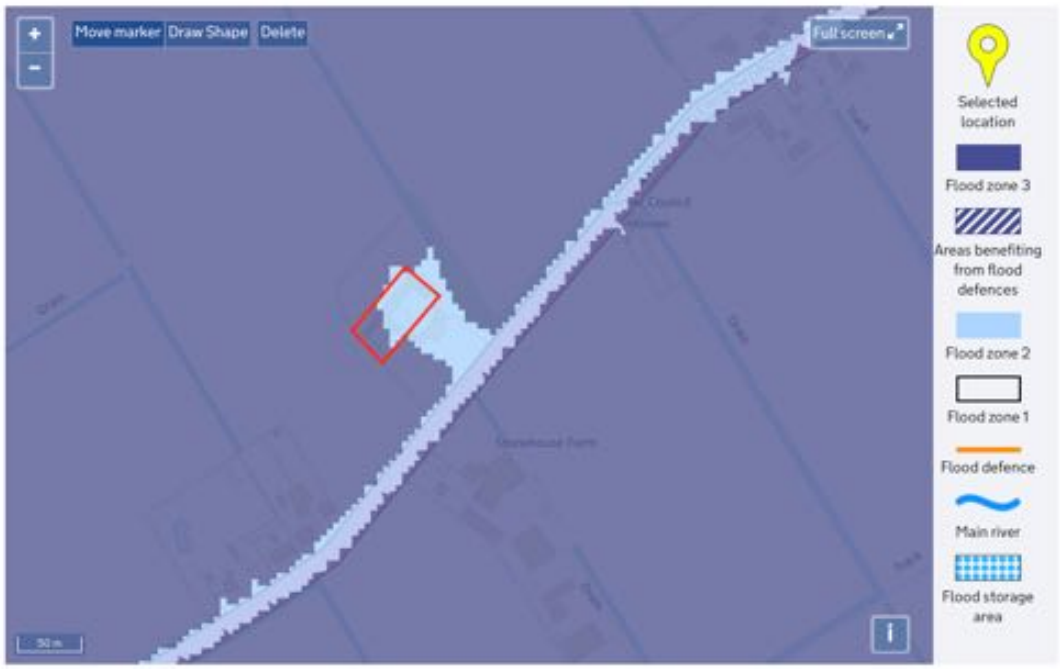
The reuse of existing buildings for residential purposes is a sustainable way of creating a new dwelling. In addition the scheme will reuse materials found on and stored within the existing buildings. New materials will be sourced locally. The construction will be undertaken to current Building Regulation standards to ensure that the thermal performance of the buildings will meet current regulations. The applicant is looking to utilise air source heat pumps for hot water and heating purposes which negates the requirement for fossil fuels and provides a greener, longer term heating solution.

Ecology

An ecological survey has been undertaken at the site – refer to submitted report. As a result of the findings on site it is proposed that 3no bat boxes will be installed within the scheme and a Barn Owl tower be constructed to the north west of the site as detailed with the ecology report.

Flood Risk Assessment

It is identified that the site falls within a Flood Zone 2.



With the exception of the minor extension (28m2) to Building F, all other spaces are within existing buildings. Where internal floors exist these levels are generally at a minimum of 300mm above general ground level. Where open cart barns are being internalised, new floors will be added to match adjoining buildings FFL's. All existing ground floor levels will be retained at their current level or higher (due to the addition of insulation and/or new finishes). It is to be noted that the existing FFL within Building C (proposed main living space) is approximately 1m above external ground levels.
We highlight the fact that within the 18 years of ownership the applicant has never experienced any flooding within or around the application site.

Conclusion

As identified within this Design and Access Statement the proposed development of the existing barns into a 5 bedroom dwelling at Shrubbery Farm is intended to be a sympathetic and sensitive scheme which includes buildings that are of architectural interest and worthy of retention.

The scheme follows a sustainable ideology through the use of the proposed materials and energy usage.

We would consider the proposed development of the existing buildings satisfies the relevant South East Lincolnshire Local Plan policies and sections of the National Planning Policy Framework (2019).

It is evident that the best way forward for this collection of special buildings, and to ensure their preservation, is for a change of use into residential. They no longer function as the farm buildings they were built as and the location and access does not lend itself to commercial use. These buildings will simply fall into disrepair, if they are not developed into a dwelling, as it is not economically viable to spend money on repairing and restoring them to remain as buildings for storage purposes only.

We look forward to receiving a positive decision on the full planning application for the conversion of the existing barns to the rear of The Shrubbery into a 5 bedroom dwelling.

Appendix 1 – Site Images.

Existing Architectural Details of Interest

Shrubbery Farm
Main Road
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