SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT AND STRUCTURAL APPRAISAL

CHANGE OF USE FROM AGRICULTURAL TO DOMESTIC GARDEN SPACE AND BARN CONVERSION TO 2 BED DWELLING

AT

37 Northorpe Road, Northorpe, Donington, Spalding, PE11 4XU

FOR

A KEEN

Job No. SE Rev A **March 2024**

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 **e** info@swannedwards.co.uk **w** www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for the conversion of an existing agricultural brick barn, to create a 2-bedroom dwelling that utilises the existing form.

The following section of this statement provides details of the site and surrounding area, proposed development and relevant planning policy.

This Design and Access Statement should be read in conjunction with the planning application, supporting submitted drawings and documents.

The barn which is part of this application is traditional brick built barn with traditional pantile roof and is single storey in height. The barn has become redundant for modern agricultural requirements.

The proposal aims to convert the barn into a dwelling, therefore bringing it back into use rather than falling into disrepair. It is intended to change the use of agricultural land to form garden areas to serve the proposed barn conversion, as well as adding additional garden space to the original farm house at no.37 Northorpe Road.



Figure 1: Site photograph showing bar

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located in the hamlet of Northorpe. The site fronts Northorpe Road and is located on the northern side of the highway. The site is set in the countryside approximately 0.5 miles from the village of Donnington. The site is located approximately 0.1 mile from the A152 road, and is accessed via rural roads.

The authorised use of the site is agricultural. The boundaries to the site consist of agricultural fields to the south, and dwellings to the north, east and west.

The site features areas of grass and hardstanding. The boundaries are generally open, with fencing lining to the south, east and west.

The area is largely rural in character, however the ribbon development within the vicinity of the site along Northorpe Road appears tantamount to the form within Northorpe.

The barn is currently part of agricultural land which is indicated in red on fig. 1 with the site boundary for the barn as part of this application indicated in blue. The site is relatively flat but does have a slight slope down from north to south.

The change of use applies to the entire land within the red line, however, most of this serves the original farmhouse within the blue line. The proposed barn conversion will have part of this land as garden space and these boundaries will be noted on the site plan drawing as part of the application.

The site is located within Flood Zone 1 of the Environment Agency Flood Maps for Planning.



Figure 2: Aerial photograph

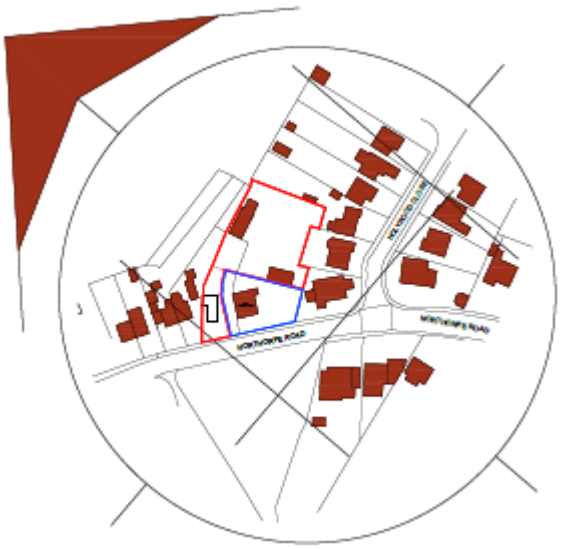


Figure 3: Location Plan NTS

2.2 HISTORY

There is no relevant planning history on the site.

2.3 PRINCIPLE

The site falls within the definition of: The Reuse of Buildings in the Countryside for Residential Use.

South East Lincolnshire Local Plan Adopted 8th March 2019 sets out the policies and guidance from 2011 to 2036:

- 5.15 The Reuse of Buildings in the Countryside for Residential Use.
- 5.15.1 To promote sustainable development in rural areas, the NPPF9 requires local planning authorities to 'avoid new isolated homes in the countryside unless there are special circumstances', including where such development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting.

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

The proposal will result in a new dwelling which utilising a historic, typical brick agricultural barn. The form is being retained and the design maximises the view of the existing barn from the road and public areas.

2.4 FLOOD RISK

The site sits within flood zone 1.



Figure 4: Extract from Environment Agency Flood Maps for Planning

3.0 STRUCTURAL APPRAISAL

3.1 STRUCTURE

This structural appraisal highlights elements of the fabric of the property, i.e roof, walls and floors, and comments only upon their visual condition and performance. Wall finishes or floor finishes, including carpets where applicable have not been removed or lifted during the inspection.

The construction date of the barns is unknown, but it is likely that the Barn may have been constructed during the 1800's to early 1900's. The layout of the building appears to be generally in their original format.

The construction appears to be as follows:

- A clay pantile roof covering over a timber hand cut roof consisting of timber rafters, ties and purlins.
- Predominantly 215mm wide, traditional solid wall construction consisting of clay masonry units laid in a soft mortar.
- The ground floor consists of a concrete floor slab of unknown specification.
- Foundations were not inspected on this barn as part of this preliminary report; however, they are likely to consist of shallow corbelled masonry foundations bearing onto the ground strata below.

Condition and overall observation:

- There are no mature trees in close proximity to the barn.
- There appear to be distortion to the roof and walls that would be expected of a barn of this type and age.
- The walls appear in a reasonable condition and are likely to have been protected to a degree by the adjacent structures. Considering the overall areas of reasonable quality masonry present of a visual inspection, it is estimated a high percentage of the walls can be retained.
- The existing ground floor system to the barn needs to be removed and replaced with a ground bearing, concrete ground floor slab as would be with part of any conversion. The slab should be engineered to ensure that it is suitable to accommodate loadings from the proposed use, including any inner leaf blockwork and any loadbearing partitions.
- It can be seen that the structure has suffered from significant amounts of water penetration over the years. As such, would benefit from treatment from specialists in the field of damp and decay and could be carried out in conjunction with the conversion.

The barn has survived reasonably well considering the age and previous use and on a visual inspection, is ideal for sensitive restoration and conversion into a habitable dwelling.



Figure 5: Existing roof



Figure 6: Existing Eaves

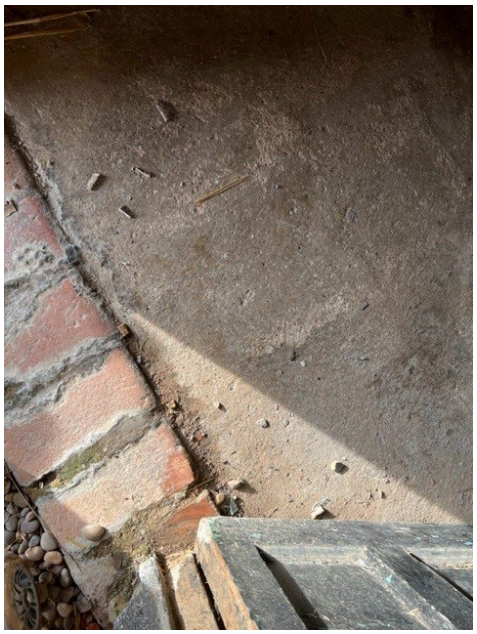


Figure 7: Existing concrete slab



Figure 8: Existing brickwork



Figure 9: Existing brickwork

4.0 DESIGN

4.1 USE & AMOUNT

The proposal involves the conversion of an agricultural barn to form a 2 bedroom dwelling. The barn is large enough to enable the space to be successfully converted to be used as a dwellings without impacting on surrounding buildings or landscape. The landscape would in fact be enhanced by the conversion of these barn as the timber framed barn which conceals much of the brick barn would be removed thus exposing the original brick barns to be reinstated as part of the character of the landscape.

4.2 LAYOUT, SCALE AND APPEARANCE

The barn has been designed to utilise existing openings where possible, equally retaining the existing external structure and shape. By retaining as much of the structure as possible and removing the timber barn the original shape of the brick barn will be more visible, and in keeping with the agricultural characteristics of the area. Where there are neighbouring properties nearby, given the position of the existing barn and placement of windows, it is not anticipated that the barns will pose problems with overlooking issues.

The barn has been designed to create a well-lit and spacious living environment with the introduction glazed areas to the south elevation, in particular to fully utilise existing openings and connect with the surrounding countryside. The dwelling is proposed to have 2 bedrooms giving as much versatility to the residents as possible whilst retaining the form of the barn, the vaulted ceiling is intended to remain exposed, the bedroom areas have been deliberately kept open to make the most of this feature.

Most of the barn is to be retained and converted with only partial elements which need rebuilding to the same line as existing. The roof is to be assessed and existing roof tiles to be reused where possible.

The layout makes good use of the space including barn features and providing sufficient garden amenity land for occupants of the dwellings.

The materials are dictated by the existing fabric, with existing bricks to be reused where possible. Any new bricks needed are to match existing, brickwork to be in a bond to match existing/adjacent brickwork should any areas require rebuilding. New shaped headers are to be

used to match existing where indicated on drawings. Glazing is to be used to provide natural light to the barns as well as to reflect the surrounding countryside. The roof is to be retained, reusing the existing clay pantiles where possible. Any new clay pantiles required are to match existing in terms of shape and colour.

The extension is a mixture of brick to match existing and timber cladding. The roof is to match that of the existing and is to have a lower ridge height.

Where the barn is viewed from the road, the flat roof is set back, and allows the adequate head height for use as an entrance.

As per compliance with the National Space standards, the internal area of the barn conversion is 71m2, meeting the requirements of a 2 bed 4 person dwelling.



Figure 10: Proposed site plan

4.3 LANDSCAPING

The site is currently laid to grass with some areas of hardstanding. The proposal is for the barn to use a portion of the land, as shown in figure 2. The remaining garden space will be utilised by the existing farmhouse at no.37 Northorpe Road.

As seen in figure 1, the proposals follow the form of existing garden curtilages of the surrounding dwellings.

5.0 ACCESS

The barn is currently accessed via the entrance to the main farmhouse on Northorpe Road. It is envisaged this access will be utilized, widened and enhanced to provide access to the barn as opposed to creating an entirely new access.

6.0 CONCLUSION

This Design and Access Statement supports the full planning application for the conversion of an existing agricultural barn and change of use from agriculture land to domestic garden space to serve both the barn and 37 Northorpe Road. The proposals are to convert the existing agricultural barn to create a 2 bedroom dwelling that utilises the existing form. The proposal is modest given the size of the existing building, and repairing this barn give an opportunity to utilise an otherwise redundant building which could easily fall into disrepair.

The existing materials are to be re-used where possible and to repair/rebuild where needed. The existing openings have been utilised and restored where possible, in particular creating the central glazed element to the front elevation of the barn. The proposals have been sensitively designed to convert the barn which would not impact on surrounding buildings or landscape, and fitting harmoniously in the site.

Without conversion it is likely that the barn would fall into disrepair. The structural appraisal within this documents highlights that the existing fabric of the building is capable of retention, and therefore the design has utilised the existing fabric of the building. This may not necessarily be the case in the future is the barn is left to decay due as the barn is redundant for modern agricultural purposes.

It is submitted that the proposal complies with policies of the Development Plan and the advice contained within the NPPF. It is therefore respectfully requested that planning permission is granted.