DESIGN & ACCESS STATEMENT

Client: Mr P Busby

Project: Conversion of barn into dwelling, Mill Bank, Holbeach

Ref: 022106

Document Ref: DAS01 (P1)

Date: 18.08.21

INTRODUCTION

This application is for a change of use from a barn to a residential dwelling. The site is to the western end of Mill Bank.

The barn is thought to have originally been used for the storage of farm carts / implements. Part of the building would also suggest the central part was a former stable.

The building retains much of its original character and is in relatively good condition, having been maintained to a standard that has avoided significant deterioration.



View from Mill Bank



View from within the site looking north

USE

The existing building does not lend itself to modern farming methods / agricultural storage and so has no practical agricultural use. It does, however, lend itself to conversion to a residential dwelling.

AMOUNT

The building currently has a total gross internal floor area of around 41.5sq.m. and comprises two enclosed rooms (one of which containing a WC), and an open fronted storage area.

The proposal is to work with and maintain the existing form of the building to convert into a single bedroom dwelling comprising an entrance hall, open plan Living/Dining/Kitchen, 1 double bedroom and WC / shower room.

The application site area is approximately 0.10ha.

LAYOUT

The site is rectangular in shape with a long frontage to Mill Bank. The barn is located to the north east corner. The site access is proposed to the western end of the frontage in order to give reasonable separation from the existing access which serves the larger [black] barn.

The conversion of the barn aims to work with the existing door/window/opening positions as far as practicably possible, in order to retain the original character of the building.

The largest opening (currently to the open cart/implement store) will form a glazed area to the proposed living area. The proposed 'front door' will occupy the space which is believed to be the original stable doorway. The existing side door will be retained in form and become a window serving the bedroom.



The original cart/implement store opening will become a glazed area serving the living area



The original stable door (currently a window) will be reinstated as a doorway and become the main entrance. The side door opening will be retained, becoming a window.

SCALE

The existing scale will be retained. The conversion proposals work with the existing scale and form.

LANDSCAPING

There is an existing established hawthorn hedge to the front of the application site and it is proposed to retain this apart from a small section which will be cut back to form the new vehicular access.



Existing hawthorn hedge to Mill Bank frontage

The other 3 sides of the site will be defined via a proposed Lincolnshire post and rail fence (timber) and screening will be provided within the fence line with a hawthorn hedge which will combine with the existing front hedge, resulting in a cohesive appearance.

APPEARANCE

The existing barn comprises generally red brick walls (to 3 sides) with a black corrugated metal roof. The west elevation has black corrugated metal sheeting to the wall. The western end of the north elevation has been rebuilt in recent years using modern brickwork with clay pipe vents.

The metal window and wood door are clearly later. The side door opening appears original albeit slightly reduced in width. The rear window is located in what is believed to be a former stable doorway opening which has been bricked up below the window.

It is not known whether the roof and west wall were originally the corrugated metal sheeting, It is likely that the original roof may have been pantiles and the original west wall may have been timber boarded (as this is more commonly found in this area).

It is proposed to retain the character of the building and keep to the local vernacular, retaining existing openings, so the only interventions proposed are as follows:

For structural stability, rebuild the far western end of the north elevation in reclaimed bricks and to continue this round to the west elevation.

Replace the corrugated metal roof with orange pantiles typical of this building typology and this area.

ACCESS

Mill Bank is a very quiet road and has little traffic. It is relatively straight adjacent the application site and as such There is good visibility both in easterly and westerly directions.

The proposed new vehicular access is located so as to benefit from the good visibility. The existing hawthorn hedge is set well back from the highway edge (approx 3.5m). There is an existing utility company post, however, this is also set well back from the highway edge (approx 2.8m).

Notwithstanding the good visibility, it is proposed that there will be in curtilage turning space for vehicles, negating the need to reverse out into Mill Bank.



View along Mill Bank looking east from site



View along Mill Bank looking west from site

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PLANNING CONSULTATION

Pr-app consultation has taken place with SHDC and positive feedback received (refer to pre-app letter ref PE-00157-21, dated 24.03.21) as follows.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
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Andrew Wright
Holm View
26 Joys Bank
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24th March 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00157-21**	**Case Officer:**	**Joan Isus**
Location:	**Barn At Mill Bank Holbeach Lincolnshire**		
Proposal:	**Proposed barn conversion**		

Thank you for your request.

Proposals for barn conversions to dwellinghouses might not required full planning permission subject to conditions. Class Q, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out permitted development rights for converting agricultural buildings into dwellinghouse.

However, the proposed cladding might go beyond the operational works that are expected under Class Q. Thus, the most appropriate way to convert the barn is to seek full planning application and include all the proposed works.

Policy 23 of South East Lincolnshire Local Plan (2019) supports the reuse of redundant or disused buildings and the enhancement of its immediate setting. It accordingly sets out the following conditions:

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.

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Be aware that where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

A structural survey should be submitted to demonstrate that the building is structurally capable of conversion. The barn is fairly old and has somewhat architectural or historic merit compared to more modern barns with concrete material prevailing the appearance of the building. The proposed addition of cladding might enhance the design standards of the proposal if made appropriately.

A full planning application provides an opportunity to propose an enclosed area for domestic garden. If so, soft landscaping for boundary treatment would be appreciated rather than large sections of standard timber fencing given the rural character of the area. These considerations might be addressed through the application though.

In flood risk terms, the barn and the surrounding land has no flood hazard in accordance with Residual Flood Hazard South Holland District 2115 (1% fluvial/0.5% tidal). Therefore, the provision of a bedroom on the ground floor level would be acceptable in this regard. When designing the drainage strategy, it is encouraged to install a soakaway for managing surface water created by the material increase of the proposal. This infiltration should be subject to the outcome of BRE 365 infiltration testing though.

Should you wish proceeding with the planning application, a full planning application form should be duly completed and submitted alongside with the following:

- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development.
- One copy of 1:100 / 1:50 existing and proposed elevation / floor plans, or where applicable, annotated photographs with dimensions written on the plans.

Before submitting an application, please ensure you are submitting:

- the correct fee,
- a fully completed form with appropriate certificates signed and dated at the back of the form,
- All plans to be titled and sequentially numbered,
- All plans showing correct and accurate scale.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

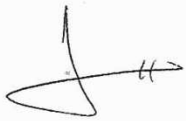
BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

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Yours faithfully



Joan Isus, Planning Officer
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