



Architectural Design Services

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Design & Access Statement

Manor House Farm
Broadgate, Gedney. PE12 0DE



Proposed change of use of agricultural buildings
to create a new dwelling

Applicant : JWD Holdings Limited

April 2017

Ref:D&A.102-02

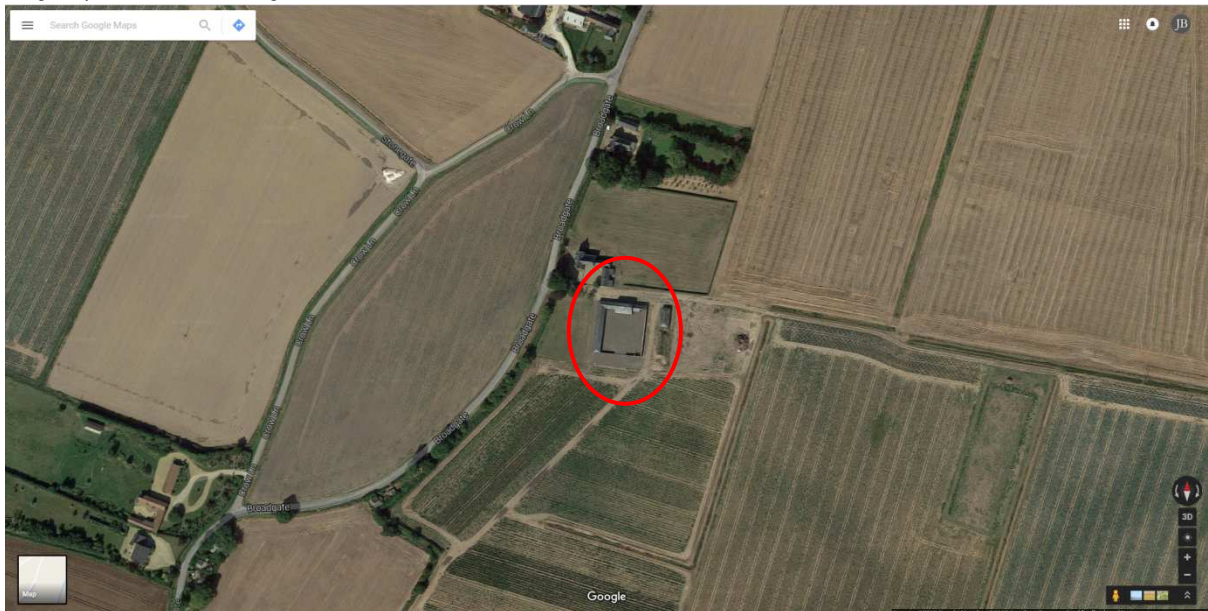
Design

The Process

Site Assessment

Location

Image reproduced from Google



The National Grid Reference of the central point of the site is TF410233

Please refer to the supporting Planning Statement prepared by Pink Planning for further details on the context of the site and its surroundings

Evaluation & Design

Due to ruling out other uses as highlighted in the supporting Planning Statement, the decision on residential use was made early on in the design assessment process. The main design decisions to consider were how to best utilise the existing farm buildings and access arrangement to preserve the historical character of a traditional Lincolnshire farmstead. The design needed to complement and be sympathetic to the adjacent listed Manor House & stable block while retaining the subservient nature of the proposed buildings to be converted

Taking into consideration all the information gathered in the site assessment stages the schemes design parameters began to take shape and the feasibility ideas could now be explored.

Part of the initial client brief was to provide a new farm access as the larger agricultural machinery was having trouble negotiating the tight existing farm access. Therefore any proposed scheme needed to take this into consideration.

At the initial design stage ideas tabled for residential conversion included whether to form multiple dwellings from the barn complex due to its size or create one impressive home. As mentioned previously other considerations centred around the access arrangement and whether to utilize the existing farm access for both properties or just the Manor House.

During the site analysis process and on reflection of the sites context as a whole, it was agreed that a single large dwelling would most suit the site & its surroundings. Preserving the grand scale of the existing barn complex would be most in keeping with the character and context of the two listed buildings on the site, namely the Manor House and associated stable block.

As far as the appearance of the actual barns were concerned it was felt, for it to be a successful residential barn conversion design scheme, it should be 'true to the building'. Therefore a light touch was needed to ensure that the barns retained their essential character and form, and do not simply get turned into a house.

Scale

The scale of the barns indicates a degree of grandeur attached to the farm complex and convey the sense of an historic farmyard, forming an important element of the building group on site and therefore contributing greatly to the context of the listed buildings.

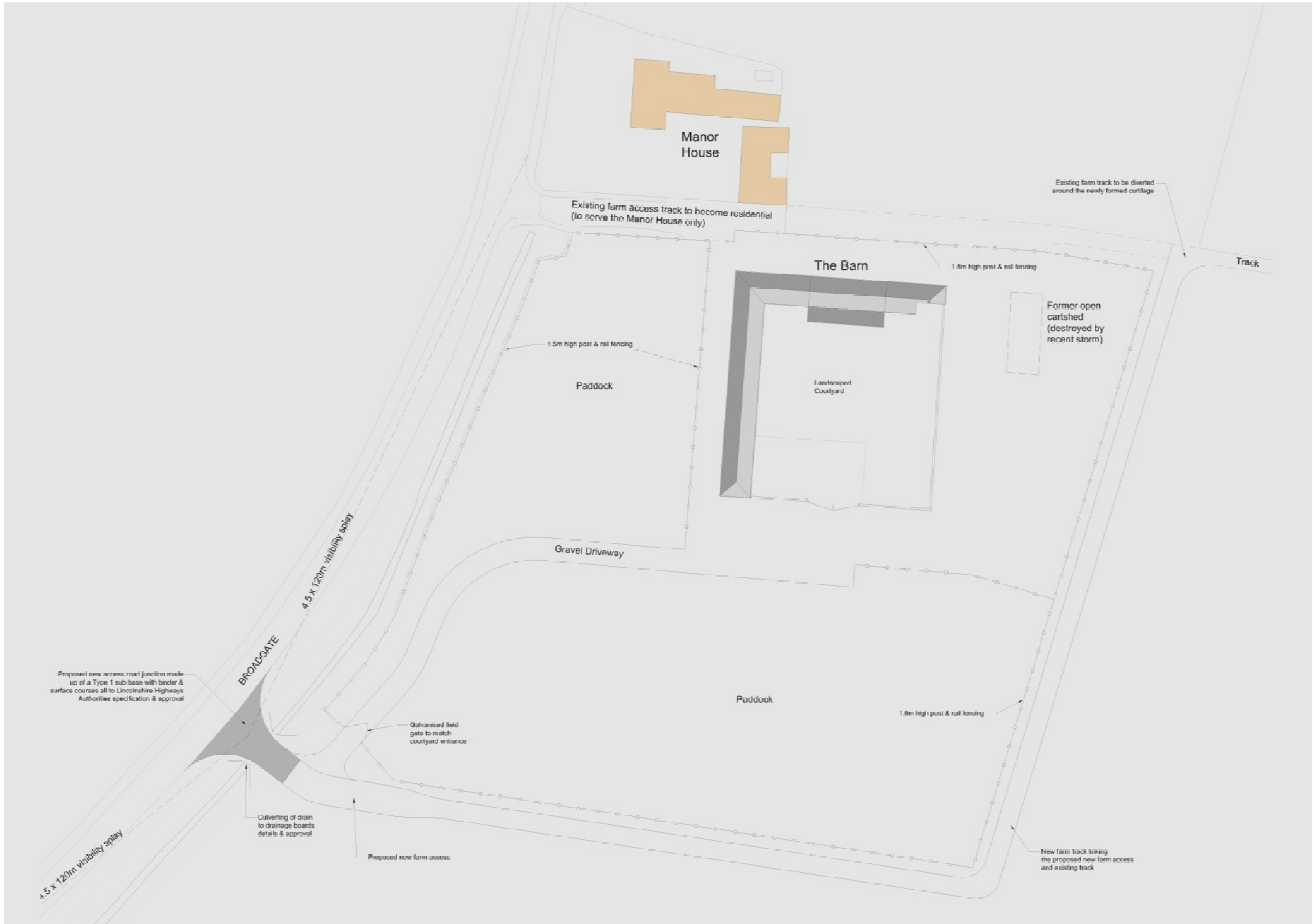
The western barn range is over 40m long and the north range approximately 39m. Both ranges are based on an internal building width of no more than 5m, typical of local traditional barns in the area due to the purlin & tie beam roof construction.

The majority of the barn ranges are of single storey construction with hipped roofs. The central north range barn is of two storey construction with gabled roof, made up of a double height open central space with haylofts either side. No doubt this would have been used as a granary type building.

The barn ranges would have formed a traditional 'U' shaped footprint with a central fold yard flanked by shelter sheds to the east & west and a granary barn to the north. The east range, which would have mirrored the west no doubt, is no longer in existence other than the eastern & southern walls.

The proposals involve working 'with' the buildings and not against them. There are no extensions or alterations to the building envelope, keeping existing ridge & eaves levels as is, therefore preserving the barn complexes existing form & scale.

Layout



The layout of the barn complex will include a residential conversion of the barns themselves to a large single dwelling. Internal sub-division has been kept to a minimum & the roof structure visible as much as possible to preserve the openness of the original barns while providing the necessary accommodation for it to function as a dwelling. Existing rooms & openings have been utilised wherever possible with newly formed openings kept to an absolute minimum & restricted to the inside of the building to link the existing rooms & help the internal layout flow.



The central fold yard will be used to form an enclosed amenity space made up of a suitably landscaped courtyard with kitchen garden, lawned area and block paved courtyard driveway providing a vehicular turning & parking area utilising the existing open cart shed sections of the barns. Existing hard standing areas will therefore remain unaltered apart from a newly formed gravel access driveway leading to the courtyard's existing agricultural gated access.

As mentioned previously a new farm access is proposed to the south of the newly formed curtilage with the existing farm track diverted around the Lincolnshire post & rail fenced paddocks linking the two.



It is proposed to make use of this new vehicular access for the development, forming a new gravel driveway off of a spur from the new farm access. This will add to the scale & grandeur of the barn complex giving a sense of occasion when approaching the dwelling. In turn giving a more direct access to & making use of the existing gated access to the central fold yard. Providing a separate access to the newly formed dwelling in this way will negate any noise or light disturbance to the manor house from approaching vehicles.



The existing farm access will become the sole residential use for the Manor Farm House, blocked off perpendicular to the stable block

This, along with the creation of a new farm access to the south of the site, will firstly move agricultural traffic away from between the two residential properties and secondly form an amenity & privacy 'buffer' between the Manor House and converted farm buildings

The layout design of the development will therefore ensure the external surroundings will remain in context with the open agricultural character of the site, keeping domestic sundries concealed from public view and preserving the traditional 'U' shaped footprint from the outside.

Appearance

The drawings accompanying the application clearly show the existing external envelope of the building will not be extended in any way and all existing openings are to be utilised with feature joinery & glazing, making best use of borrowed light, therefore negating the need for additional external openings.



The conversion of the redundant barns has been designed to be sympathetic to the buildings historic & architectural character, retaining as many existing features as possible with limited external changes.



All existing external materials will be retained where ever possible. For example the vertical 'hit & miss' ventilation mullions to the master bedroom window are to be either restored or replaced with new timber to match the existing with directly glazed panels installed behind to preserve the character of the existing joinery. Similarly all existing legged & braced window shutters and doors to be restored wherever possible or replaced with new timber units to match the existing and pinned back to the wall.

Any building work required, namely bricking up existing floor level door openings to the height of the new finished floor level to alleviate flood concerns, will use reclaimed materials to match existing. The internal layout has been designed to make best use of existing openings with only lightweight non load-bearing partitions to be used for all new internal walls. Any new openings are restricted to the inside of the building to link the existing rooms.

Proposed floor levels will be a min 300mm above existing ground level as per the flood risk assessment, giving the opportunity to introduce any precautionary gas membranes or other detailed construction protective measures deemed necessary or desirable to negate the low risk of any possible contaminants.

The carefully thought out site layout proportions, elevational treatments & existing building scales are all carefully designed to reflect the existing traditional agricultural surroundings. The proposed residential conversion will blend in seamlessly with the neighbouring listed property. The sites overall appearance is designed to be inconspicuous while complementing and enhancing the area & not be attritional with it or try to stand out by creating a new landmark.



Existing internal features have been retained wherever possible and utilised as features such as the two haylofts, one to be converted to a guest bedroom with spiral staircase & the other a store room with loft ladder access due to the extra floor height & existing trimmed hatch.

Lightweight PIR insulation solutions will be used throughout, recognizing the hydroscopic & vapour characteristics of the current/future building, construction techniques commonly used & particularly suited to barn conversions of this type. This will also negate the need for any new structural elements & minimise the impact on the open character of the barn.

Please refer to drawing numbers 102-02-DD01, 102-02-DD02, 102-02-ED01 & 102-02-ED02 for further details of the external appearance of the buildings.

In general the conversion will be sympathetic to the architectural nature of the existing agricultural buildings with existing openings being utilised, having existing openings/windows replaced with new traditional timber windows or feature doors/glazed panels, existing external materials will be retained where possible with replacements matching existing. External alterations will be limited to existing floor level door openings which will be bricked up to the height of the new finished floor level to alleviate flood concerns. The external envelope of the buildings will not be extended or altered in any way.

Access

As described earlier a new farm access will be formed south of the proposed new curtilage. The existing farm access will become the sole residential use for the Manor Farm House. The reasons for the new farm access is firstly to move agricultural traffic away from between the two residential properties and secondly the larger agricultural machinery is having trouble negotiating the tight existing access.



The nearest bus stop is in Gedney, approximately 1km away, providing easy access to the surrounding main population centres.

Existing areas of hardcore surrounding the building are to be utilised to form an internal block paved courtyard driveway providing vehicular turning & a covered parking area within the existing open cart shed for numerous vehicles. A gravel driveway will link the new shared farm access to the existing hardcored areas providing suitable turning for a fire truck at the end of the new driveway.

As regards disabled access to the buildings, as the difference in levels between the newly formed floor levels & existing will not allow for a ramped access from within the courtyard areas, ambulant steps & landings will be provided. A suitable ramped approach can be provided to the north elevation entrance however as this area is already sloping to provide level access to the double storey barn. Internal circulation and toilet facilities within the building are all in accordance with modern building regulation requirements.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Consultation

Lincolnshire highways were consulted on the proposals, the details of which are as follows;

I don't believe we would have any problems with those proposals.

The existing far access would be fine for Manor House and the size and position of the proposed new access would mean it would be capable of providing safe and adequate access for the barn conversion and agricultural vehicle movements.

I look forward to seeing your Planning Application in due course.

Regards,

Jon.

Jon Sharpe

Principal Development Management Officer

LCC Directorate for Environment and Economy

Other Information

Flood Risk

Please see submitted flood risk assessment prepared by GEOFF BEEL CONSULTANCY

Heritage Statement

Please refer to the accompanying Heritage Statement prepared by Pink Planning

Structural Report

On visual inspection the farm buildings appear to be of good structural quality with previous important remedial works having been completed to prolong the life of the building. Generally all structural roofing & covering repairs along with brickwork walls have been completed to a good standard, therefore the structural condition is considered to be easily capable of residential conversion with mainly replacement/refurbished joinery work to existing openings required.

Please refer to the following photos demonstrating the sound condition of the barns;





As the barns are obviously in such good condition having undergone a full renovation under the close supervision of a conservation architect and in line with the structural engineers report produced for the previous listed building applications, we do not feel it is necessary to commission another structural survey. A copy of the original report used is included in this application for reference purposes however.

A structural engineers report would be produced prior to any conversion work being carried out as part of a building regulations application however for confirmation & details of any further remediation work if required.

Ecology

The owner is not aware of the presence of any protected species occupying the buildings with no recorded sightings since renovation. Further investigation can be carried out however in the event permission is granted and prior to conversion work commencing.

The applicant is aware that in carrying out the conversion it will be necessary to comply with the Wildlife and Countryside Act 1991, and the Conservation of Habitats and Species Regulations 2010 and this may necessitate such surveys being carried out and the appropriate licences being obtained from Natural England.

If at any time it is believed that a protected species may be present in the building, all work will cease & a licensed ecologist will be brought in to supervise the work.

Contamination Risks

The applicant is not aware of any history of any contamination on site. On visual inspection there is no evidence of contamination or filled waste areas on site.

To the best of our knowledge no areas of landfill or filled quarries are in close proximity, also highly doubtful due to the nature and arrangement of the buildings & curtilage.

The risk of contamination due to past uses is extremely low due to the buildings having impermeable concrete floors.

Should however any situation arise where evidence of contamination becomes apparent during the works, the council will be informed immediately and all work will cease until further investigation & remedial measures have been put in place.

As mentioned previously in this statement, the raising of the existing ground floors also gives the opportunity to introduce any precautionary gas membranes or other detailed construction protective measures deemed necessary or desirable to negate the low risk of any possible contaminants.