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DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

PULVERTOFT HALL FARM,
GEDNEY BROADGATE,
SPALDING

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural building into a new dwelling under The Town and Country Planning (General Permitted Development) (England) Order 2015, (Amendment) Order 2018 and (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 - Class Q.

The building is located at Bullock's Short Gate, Gedney Broadgate, Spalding.

The applicant is committed to a policy of good design and equality.

This Design and Access statement outlines the provisions made in the design to enhance the form and character, quality of environment, living condition, site access, and accessibility.

1. Introduction

This statement outlines the initial design approach for the site and the intention for the conversion of the existing agricultural building to a new dwelling. In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living condition, site access, accessibility, and provide planning gains.

The impacts of the proposed development on the surrounding area and the contribution it will make to Gedney Broadgate and the adjacent roads to the site, Bullock's Short Gate and Harford Gate have also been considered.

The site at present contains 2 No. of agricultural buildings with a shared site access. The existing building under this application is currently used as agricultural stores by the applicant and has been for a number of years. The area is characterised by a mix of agricultural buildings and dwellings.

The proposed layout of the dwelling, as seen on the accompanying plans, requires minimal alteration works and mostly consists of the erection of new partition walls to create individual rooms. The existing structures are to be stabilised and made good; new openings will be introduced as appropriate to ensure access to natural daylight and ventilation for the building's occupants.

The existing building is only being used for agricultural purposes.

The space within the proposed dwelling will be designed to achieve 1 No. 4 bed unit to provide flexible living. In addition, the site has the capacity for ample parking and amenity with views over fields and will utilise the existing access on to Bullock's Short Gate.

Bus services are available from Holbeach and Long Sutton. By road, the towns of Spalding and King's Lynn are commutable distances away offering shops and services associated with larger market towns.

2. **The Town and Country Planning (General Permitted Development) (England) Order 2015, (Amendment) Order 2018 and (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 - Class Q**:

COMPLIANCE WITH Q.1

a) The site was solely in agricultural use on 20th March 2013. The existing agricultural building has previously been used mainly to house grain and crops by the applicant for a number of years.
b) The proposal is for 1 No. dwelling; therefore, the cumulative number would not exceed three separate dwelling houses developed under Class Q.
The proposed total area to be converted is 434.8m2; therefore, the cumulative floor area of the existing agricultural buildings changing use to dwelling houses under Class Q is less than 465m^2, as is the separate floor area of the existing building.
c) N/A
d) the proposed development under Class Q is of 1 No. dwelling of floor area less than 465m2, separately and in total; therefore, it will not result in exceeding the limitations required for a development under Class Q.
e) The site is not occupied under an agricultural tenancy.
f) There has been no need to end an agricultural tenancy to facilitate the development.
g) Permitted development under Class A(a) or Class B(a) of Part 6 of Schedule 2 (agricultural buildings and operations) has not been undertaken on the established agricultural unit since 20th March 2013.
h) The proposal retains the existing external dimensions of the building.
i) The proposal will include the provision of the upgrade of the floor, walls and roof, installation of doors, windows and services to the extent that is reasonably necessary for the building to function as a dwelling house.
a) We do not believe the site is on article 2(3) land.
j) The site is not a SSSI, safety hazard area or military explosive storage area.
k) The site is not and does not contain a scheduled monument.
l) The buildings are not listed.

COMPLIANCE WITH Q.2

b) It is considered that through the permitted development the site access arrangements will be improved.
c) The proposed development will not create an undue noise impact on the area, nor will the existing operations impact on the occupants of the buildings. This is clear from the fact that the adjacent dwellings are occupied with no issues.
d) An Initial Contamination Report is submitted as part of this application. If required, we will commission a Full Contamination Survey and incorporate any remediation required.
e) The site is located within Flood Zone 3, and a Flood Risk Assessment is to be provided as part of the submission. This is to be prepared by Tim Ellingham Consultancy on behalf of the applicant.
f) The location does not make the conversion of the building to a dwelling impractical or undesirable.
g) The external appearance of the development will not change apart from the installation of openings to the extent that is reasonably necessary for the building to function as a dwelling house.

It is clear the existing building can be considered for residential conversion under permitted development. In addition, this proposal would result in the introduction of 1 No. dwelling onto the existing road. It will enhance the community's sustainability, improve community cohesion and remove conflict from the agricultural use and private residents.

The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to its surrounding neighbours.

3. Existing Site Images



Aerial View



Site Access View



Front View of Existing Barn



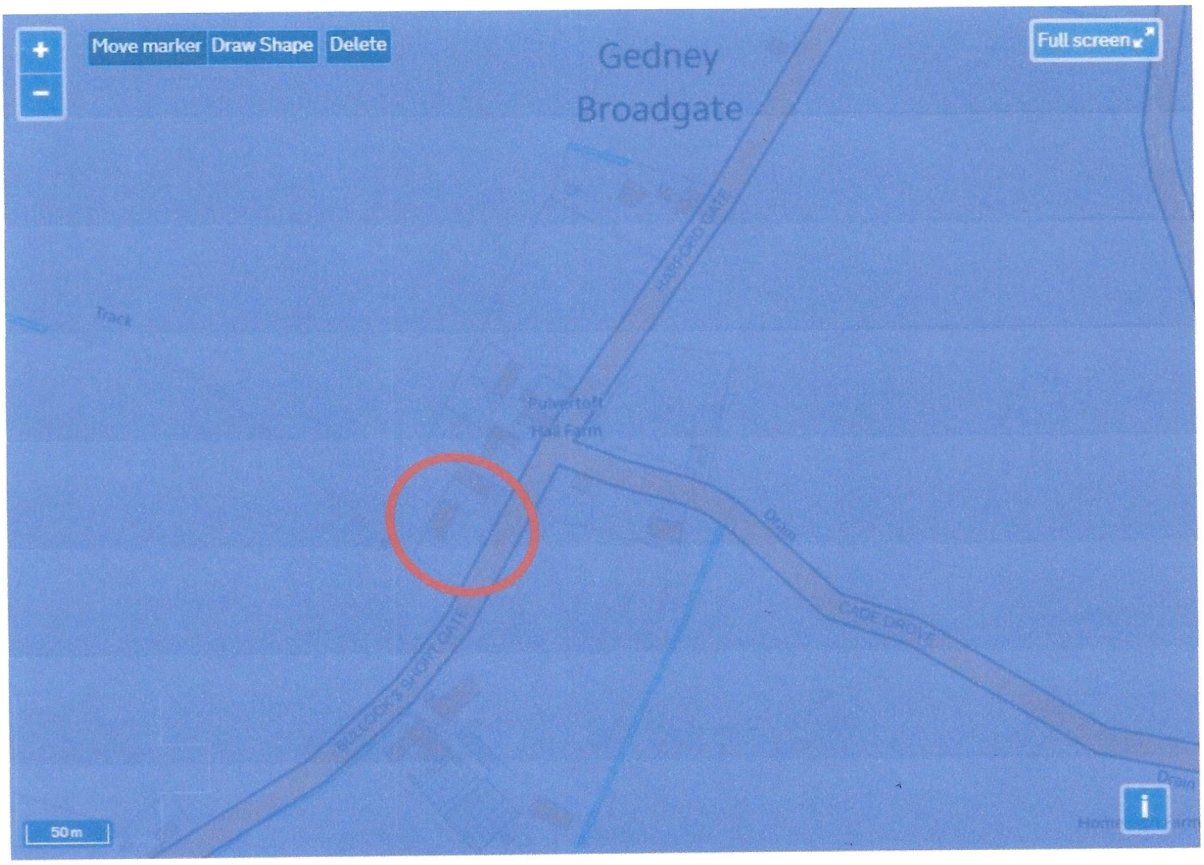
Rear View of Existing Barn

4. Planning History

The proposed site has no previous planning history.

5. Flood Risk

The site sits in Flood Zone 3 of the Environment Agencies flood map.



Environment Agency Flood Zone Map

The site is in Flood Zone 3, as such a Flood Risk Assessment is to accompany this Application.

In light of this, the proposed dwelling will seek to mitigate this risk with no sleeping accommodation at ground floor level. In addition, the ground floor finished floor level will be as required within the submitted Flood Risk Assessment to further reduce the risk and impact of flooding.

The occupants will sign up to the 24 hour a day Floodline Service providing advice and information on flooding contact tel: 0845 988 1188.

6. Contamination and Highways

As previously stated, the applicant has owned the site for a number of years. They are not aware of any contamination on the site either during their tenure or before it. An Initial Contamination report accompanies this application.

The site has had the benefit of the vehicular access for a number of years. It is intended that this proposal will utilise the existing access onto Bullock's Short Gate for both pedestrian and vehicular concerns with turning to be provided on the site.

Motor cars will have easy access to the front door of the property on site. The driveway affords ample space to allow a car to turn on site therefore always accessing Bullock's Short Gate in a forward motion. In addition, the site has the capacity for ample parking and amenity with views over fields. Upon alighting a parked vehicle, a hard-surfaced area will lead the occupant or visitor directly to the front door.

The addition of a driveway through the site also allows easy access to the Fire Brigade should the event of a fire take place.