

**Replacement of Barn with New Dwelling
at
Mole Drove Gedney Hill**

Design and Access Statement

Revision PL1

Design and Access Statement

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1.0 Introduction

1.1 Abstract:

This design and access statement supports the Full Planning Application for a proposal to replace an existing barn with a new dwelling and convert a separate existing barn into a garage located North of Manor House Mole Drove Gedney Hill Lincolnshire.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of the new dwelling for inclusion and accessibility whilst achieving a high standard of design.

Gedney Hill is a village and civil parish South Holland district of Lincolnshire, England. The population of the civil parish at the 2011 census was 737. It is situated close to the border of Cambridgeshire, and approximately 9 miles (14 km) south-east from Spalding, 8 miles (13 km) west from Wisbech and 9 miles south from Holbeach.

The existing site comprises of three barns. Barn 1 and 2 are considered as part of this application as barn 3 belongs to Manor House Mole Drove. Barn 1 comprises of a single storey brick built barn on a concrete hard standing with corrugated fibre cement roof. There are two lower projections, at the front which comprises of a timber frame clad with timber weather board and a corrugated roof. And at the rear is a lower brickwork projection with corrugated roof. Barn 2 comprises of a single storey brick barn with one open side and corrugated roof, which has collapsed following a tree collapse.

The site is generally overgrown due to the site not being used for the past 25 years or so. At the front of the site is a row of poplar black trees with one field maple growing around and through the timber part of the barn. All trees will remain with the exception of the field maple which will need to be removed because it is affecting the existing building structure. New trees will be added along the north boundary comprising of three Rowan trees, as they are low growing, max 15m, and flower in the spring.

The level of accommodation which can be seen on the drawings submitted with the application will create a new dwelling with 5 bedrooms and associated accommodation.

The site benefits from being previously constructed on and therefore falls under a brown field site. Sustainable measures included Solar Hot Water Heating, Rainwater Collection, High Thermal Envelop, SUDS, and allocation for waste recycling. The property will benefit from mains foul drainage, water and electricity. Heating will be via an oil fired boiler, with hot water tank supplemented by solar.

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The proposal includes the demolition of an existing barn as it is not suitable for conversion to achieve this applications objective. The proposal seeks to remove the existing building and reconstruct a new dwelling reflecting the footprint of the original structure. This has also been reflecting in the material choice (Refer to materials schedule). The lower single storey element will be clad with timber look (Marley Cedral Fibre Cement Boards) and a dark grey slate roof covering. The main part of the building will be brickwork which will remain simple in its detailing, including the omission of fascia and soffit boards to reflect the simplicity of the original barn. The main roof structure will also be clad with dark grey slate roof tiles. Doors and windows will be cream maintaining a modern appearance. Brickwork detailing at low level will be added to tie the lower single storey element with the main building. A simple porch will be added at the front with a sun lounge at the rear to break up the building facade.

The layout of the building has been design for functional purposes. The lower section of the building houses a car port which will allow the occupier to exit the car and enter directly into the house. This leads to a bootroom for essential outdoor wear together with a shower room and utility room. This provides a 'dirty' area before the occupier enters the main part of the house, which is essential for the occupier's daily activities. This area then leads onto an open plan kitchen, dinner and sun lounge which reflects current modern living arrangements. At the centre of the house is the main circulation space including a staircase leading to the first floor and office which is also essential to the occupier's activities. This central core then leads to a formal lounge. On the first floor are three bedrooms. one master bedroom with ensuite and dressing area and two double bedrooms that share a family bathroom. The master bedroom also benefits from full height glazed doors that lead out onto a balcony making the best of the open farm land views to the North and East. There is provision for rooms in the roof comprising of a further two bedrooms with shared bathroom. This will make provisions for a guest bedroom and additional bedroom to future proof the new dwelling to accommodate the family.

Barn two will be refurbished and modified into a functional storage and garage space. This will include the infilling of existing openings, the installation of new openings complete with new garage doors. A new roof will also be provided complete with new trusses and dark grey slate roof to match the new dwelling. Bricks from the demolished barn will be used to rebuild parts of this barn to ensure continuity.

The site will be modernised complete with hard standing (asphalt) access from Mole Drove in accordance with highways standards. The remaining general access and turning areas will be gravel, with hard paving to form a level access to the front door and patio to the rear. New fencing is proposed to secure the site in the form of a low-level post and rail fence with square mesh. A new 5 bar gate is proposed to provide a secure rear garden while providing access to the garage and storage area.

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1.2 Planning Policies

South Holland District Council core strategic and general policies:

Policy SG1- General Sustainable Development

Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

- 1) the quality of life for residents is unimpaired or enhanced;
- 2) reasonable measures have been taken to conserve energy and natural resources; and
- 3) South Holland's essential character and main environmental assets are not damaged.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Policy SG7 - Energy Efficiency

Development proposals will be encouraged where they are designed to provide maximum energy efficiency, through site layout and orientation, through the layout and design of individual buildings, including maximizing solar gain especially for residential buildings, and where they make full practical use of energy from renewable resources.

All development with a floor space of 1000 sq. m. or more, or 10 or more residential units, will be required to demonstrate good practice in energy efficiency and to incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements.

Policy SG8 - Water Efficiency

Planning permission will only be granted for development where its demand for water can be adequately met without detriment to existing users and the water environment. Applicants will be expected to demonstrate that every opportunity has been taken to include water efficiency and conservation measures in their proposals.

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Development generating surface water run-off, likely to result in increased flood risk, will be permitted provided that:

- 1) The development's surface water management system accords with sustainable development principles and has been designed as part of the development layout; and

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2) The system will effectively control and adequately mitigate or attenuate any adverse effects from surface water run-off on people, habitats of acknowledged importance and property; and

3) Developers can ensure long term maintenance of the drainage systems, where necessary through planning obligations.

Where this is not possible the developer will be required to implement an alternative method of surface water disposal that is to the Council's satisfaction.

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

1) the protection of any existing trees and hedgerows, and any other attractive landscape features;

2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;

3) the maintenance and establishment of wildlife habitats and corridors.

1.3 National Planning Policy and Justification

Although the site is located outside of Gedney Hill development boundary and technically relates to 'development in the countryside' South Holland District Council Planning Policy HS12 supports the compliance in terms of need, scale, form and character.

National planning policy framework NPPF paragraph 55 also suggest when there is a need for a rural worker to live permanently at or near their place of work in the countryside then new development should be considered in the countryside.

In addition the narrative of the project, being replacement of an existing barn demonstrates compliance with NPPF 17 which encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Refer to the separate justification statement for further information on this matter.

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2.0 Design

2.1 Use and Amount

The site is located north of Manor House Mole Drove. The proposal will be used in conjunction with the existing established agricultural business named as D Allen and Son Butchers Ltd. As such the occupation of the dwelling shall be limited to a person solely, or mainly employed, or last employed at the agricultural holding occupying the land outlined in red on drawing AR1001-Rev 1. In accordance with Section 336(1) of the Town and Country Planning Act 1990 or a widow or widower of such person, or and resident dependant(s).

The proposed dwelling will be sited in the location of the original barn 1, and will be used for residential use and the occasional storage / parking of agricultural vehicles (as required by the occupier for work purposes). As such the existing barn 2 will be refurbished and proposed the storage for vehicles and equipment associated with agricultural use.

The size, layout and accommodation are driven by the desire of the client to provide good quality, modern living accommodation for the occupants and users of the building. Sizes have been based on national space standards and the footprint of the existing barn.

2.2 Layout

The orientation of the has been determined by the original orientation and footprint of the existing barn 1. The layout of the property has been designed around the daily activities of the occupier. For instance, from the Carport this leads into a bootroom, which leads to a ground floor shower and utility room. This enables the occupier(s) to have a 'dirty' area before entering the remainder of the house. The layout of the property has been designed around a central circulation space giving access to the first floor, and main living spaces on the ground floor. The main circulation spaces leads to an open plan lounge, kitchen/dinner which focuses around modern living styles. The centre space also leads to an office, essential for the occupier's work, and a formal lounge.

The first floor will house three double bedrooms, one with ensuite, and a bathroom, followed by a second floor in the attic space housing two further double bedrooms and a further bathroom.

Externally there will be access to the car port and ample off road parking at the front of the house. The drive will lead to Barn 2 which will be refurbished to form a garage and storage space for vehicles and equipment.

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2.3 Scale

The buildings scale comprises of the following:

	Dwelling	Carport	Barn 2
Footprint	158m ²	18m ²	120m ²
Ground Floor	158m ²		
First Floor	98m ²		
Attic	50m ²		
Total floor area (all floors)	306m ²	18m ²	12m ²
Main eaves height	5.0m	2.53m	2.47m
Main ridge height	8.89m	4.23m	3.89m
Lower eaves height	2.53m		
Lower ridge height	4.23m		

2.4 Landscape

Once the dwelling has been erected the front of the site will be provided with a permeable driveway with hardstanding level access to the principle entrance. The remaining areas will be laid to grass. Existing trees will remain as the proposal drawings.

The rear garden will be levelled and laid to grass, complete with footpaths and a patio. There will be an allocated space for bin storage and recycling. Additional trees will be added to soften the rear garden and will be enclosed with a 1.5m high post and rail fence. A gravel drive will extend to Barn 2 and will provide an area for turning.

2.5 Appearance

Gedney Hill is very varied in appearance and has no real local vernacular.

The dwelling has been designed to be sympathetic with the original barn features, with a mixture of brickwork and weatherboarding. The new building will incorporate features which will set a standard for quality design in the area. These features include corbelled eaves and verges, casement windows and brick soldier course heads above the windows and doors. A charcoal weatherboard will be added to the single storey section of the proposed dwelling to reflect the original barn structure.

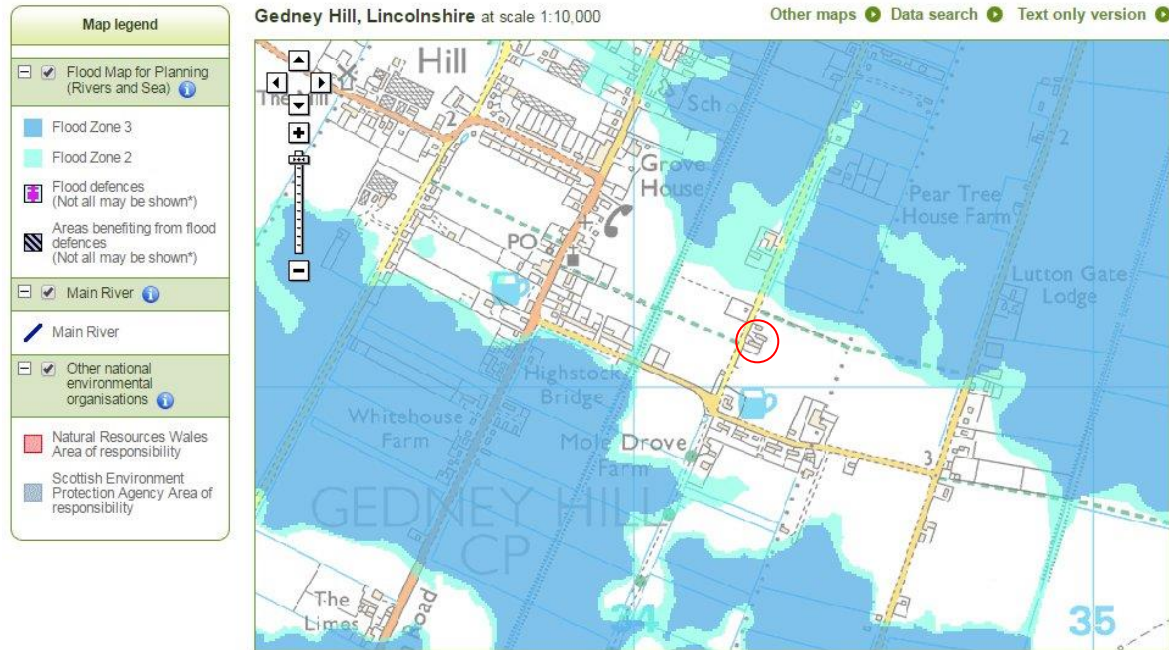
It is intended that all services entering and exiting the building will be designed so they do not appear on the front elevation and are as un-obstructive as possible.

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2.6 Flood Risk

The Environment Agency Flood Risk Maps and Zone risk illustrate the site as being outside flood risk zones 2 and 3.



2.7 Security

The proposed dwelling will have an enclosed rear garden which will be accessed via a lockable gate. Security lighting is to be provided to the dwelling over the rear gardens and parking areas, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design New Homes 2014 guidance. Consideration is also to be given to fitting an intruder alarm to the new dwelling. The new dwelling also takes into consideration Approved Document Part Q; Security in Dwellings.

2.8 Environmental Considerations

The new dwelling will respond to climate change, and will benefit from solar hot water panels. The panels will comprise of an East/West system to make the best use of the roofs orientation. This means there will be a panel on the front and rear elevations. The panels will be incorporated within the roof fabric and will be of a flat panel type solar heating panel. In addition to renewable energy technology, the dwelling will be constructed from materials sourced as locally as possible, and be provided with high thermal envelope.

The water usage of the dwelling will be greatly improved (at least) in line with Part G of the building regulations. The new dwelling will be provided with rainwater collection for the watering of gardens.

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This and the above measures will help the development withstand the longer term impacts of climate change and will result in this dwelling being far less dependent on fossil fuels than those that surround it.

The dedicated space for bin storage will aid recycling of waste, and the introduction of soft landscaping to the site will have aesthetic benefits as well as additional benefits to the local wildlife.

2.9 Contaminated Land

Refer to Land Contamination Questionnaire.

2.10 Environmental Checklist

Refer to separate environmental checklist.

2.11 Justification Statement

Refer to separate justification statement.

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3.0 Access

3.1 Vehicular and Transport Link

The site benefits being in close proximity to major transport facilities.

By road, the village of Gedney Hill has a village shop and community centre and is accessed via a public right of way footpath from Mole Drove to Station Road. Towns of Wisbech, Holbech, Spalding and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

3.2 Site Access

The new dwelling will be served off Mole Drove utilising one of the existing accesses onto the site. The access will be used for pedestrian and vehicular concerns with parking to front of the new property. Motor cars will have easy access to the front door of the dwelling.

There are parking spaces to the front of the dwelling with an additional located at the rear. A hard-surfaced area will lead the occupant or visitor directly to the front door. The main entrances are visible from the driveway and parking spaces.

3.3 Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the dwelling whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor of the dwelling. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled persons will not be segregated from any activity which may occur. Level access is also to be provided to the rear gardens. This is achieved via the rear doors in and allows all to enjoy the external space of this proposal.

3.4 Fire and Emergency Services Access

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place. The access allows for emergency services, such as an Ambulance to gain access to the principle entrance should an emergency take place.

3.5 Refuge and Other Collection Services

An area is to be provided in the rear enclosed gardens for the bins required for recycling by the local authority for and their roadside collections.

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4.0 Site Photos



Existing Barn 1 Rear



Existing Barn 1 Front



Existing Trees Front of Site

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View North (Mole Drove) From Site Entrance



View South (Mole Drove) From Site Entrance



Existing Barn 2