



Design & Access Statement

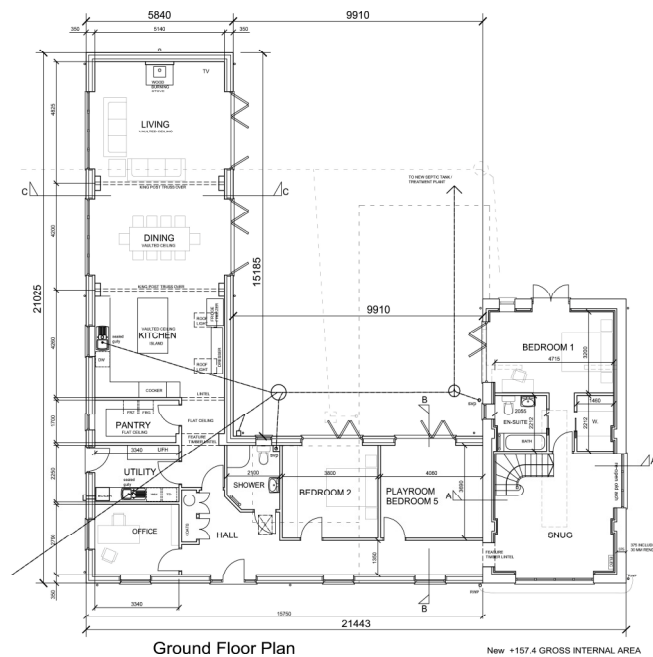
Proposed Barn Conversion & Reinstatement
to create a residential dwelling

at

**Cawood Hall
Cawood Lane
Gosberton
Spalding
Lincolnshire
PE11 4HB**

for

Sally Brown



Project No. 14125

1 THE PROJECT

Conversion of threshing barn, demolition of unsympathetic extension and reinstatement of single storey barns in a crew yard arrangement to create a family home. Construction of a detached outbuilding.

2 THE SITE

2.1 Barn at Cawood Hall, Cawood Lane, Gosberton, Spalding PE11 4HB

2.2 See OS Location Plan & Proposed Site Plan drawings

2.3 Site History and Supporting Statement by Sally Brown

Cawood Hall was built in 1820 and was the farmhouse to Cawood Farm. The owners farmed a large number of acres in Gosberton and surrounding villages. The main hall had many farm buildings in the form of red brick barns and also several workers cottages within its estate. See Appendix A for the map from 1906 which shows how the hall and farm buildings were situated at this time.

Between 1905 and 1932, more red brick barns were built, including the barns which have now been converted into a residential dwelling, now known as Cawood Farm. This conversion took place in 2000 and is now a four bedroom family home. A separate deed was created and land and barns sold off by Cawood Hall's owner at the time.

Within the curtilage of Cawood Hall there still remains outbuildings built pre-1888 and in particular a red brick threshing barn with English bond brickwork. Over time the adjoining barns have become dilapidated and eventually demolished, but the threshing barn remains standing and in good condition.

Unfortunately the previous owner of Cawood Hall saw fit to build a new extension to the threshing barn which was totally unsympathetic to the threshing barns history and character. They also covered the barn in white external render! The whole exercise by these people has in my opinion, been incredibly detrimental to the integrity and heritage of this building.

In order to unravel the barn's long history, of at least 125 years, fortunately the interior remains intact and beautiful original features are still evident including arches, ventilation holes, window openings and other details.

The barn has only ever been used for storage and has never been used as living accommodation, but for the last 15 years the extension to the threshing barn has had several uses including residential (2000 – 2007) and as a beauty salon. I attempted to run the salon for a year or two, but due to its rural location I struggled to attract enough clients to make the business viable.

As a beautiful old building with potential to restore and reinstate to its former glory I seek planning permission to do so. It is my wish to demolish the unsightly and inappropriate extension and rebuild the original old barns, while restoring the threshing barn, thereby retaining and enhancing the local landscape. Whilst not an architect or designer I sketched some drawings to illustrate how I would like to restore the barns and I have discussed these with Chris Crew and then Mark Simmonds, planning officers at South Holland District Council and received helpful advice and positive feedback. I visited some converted barns they recommended and this was invaluable in developing my design. I then appointed Jenny McIntee to develop the proposals into a full design scheme and planning application.

3 APPRAISAL OF CONTEXT

3.1 Assessment of Planning Policy:

This site is zoned as countryside in the current Local Plan / Framework Document. It is close to the village of Gosberton which is classed as a Group Centre in the 2006 Local Plan.

In addition to the general planning policies of South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Policy SG14 – Design and Layout of New Development

Policy SG 18 – Landscaping of New Development

The following central government Planning Policies are also relevant:-

National Planning Policy Framework 2012 (NPPF 2012)

Context of local landscape and buildings:

The site has a good existing access with tarmac drive. The site is generally flat and the front part of the site (which will become the private amenity space for the proposed conversion) has numerous significant trees which are protected by Tree Preservation Orders. The rear part of the site (where the proposed barn reinstatement would be built) is not subject to T.P.O. and no T.P.O. trees will be affected by the proposals.

There is a wonderful pond which is proposed to be retained by Cawood Hall and the remains of a ha ha (again to stay in the ownership of the hall). There is a second access which will also remain with the hall. No additional access points would need to be created.

To the North of the site is Cawood Lane

To the East of the site is Cawood Hall and the pond

To the South of the site is farmland

To the West of the site is Cawood Farm (2000 barn conversion)

The site is in a flood risk zone and a flood risk assessment has been undertaken by Clive Mason C.Eng.M.I.C.E. The risk is very low and nothing major is required.

An ecological survey “Scoping Bat Survey & Barn Owl Survey” was undertaken and the buildings are not home to any protected species (see report by Mr Anthony Bird BSc PGDip MCIEEM, Wildlife Discovery). An environmental records search is also included as part of this application.

3.2 Local Involvement:

The local planning authority has been consulted by Sally at the initial sketch design stage. They gave advice on similar buildings to look at and were positive and encouraging about the proposal.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

Physical features:

The threshing barn from pre 1888 still stands and the 1905 historical map shows the extent of the adjoining barns which have been lost over time. There is scope for reinstating more of

the original footprint, getting rid of an unsympathetic addition and creating a family home with character and which enhances the locality.

The TPO trees are located at the front of the site, away from the proposed barn reinstatement. The amount of tree cover on the site provides a very good level of privacy between the hall and the proposed barn conversion dwelling.

The existing access is a good quality tarmac drive suitable for fire engines and delivery vehicles. The hall can retain the other existing access meaning no changes to access and no changes to the historic street frontage need to be made.

The flood risk is low.

No protected species are present.

The structure of the threshing barn is very sound with 350mm thick solid brickwork laid in English Bond. The roof structure is not original; it has been re-roofed using modern trusses.

Planning policies:

Policy SG14 – Design and Layout of New Development

“New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:

Local distinctiveness;

The choice of materials;

The historic pattern of development in the locality

The relationship of the development to the character, form and scale of existing buildings nearby

The scale, form and height of the proposed development

Architectural detailing

The effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light

Planting and measures to promote biodiversity

The layout of vehicular access, parking and manoeuvring facilities and the provision for cyclists and pedestrians

The needs of disabled persons

The use of sustainable materials and methods of construction

Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted”

Policy SG 18 – 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 the development within the wider landscape
3. The maintenance and establishment of wildlife habitats and corridors”

National Planning Policy Framework 2012 (NPPF 2012)

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

the essential need for a rural worker to live permanently at or near their place of work in the countryside; or

where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

the exceptional quality or innovative nature of the design of the dwelling. Such a design should:

be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
reflect the highest standards in architecture;
significantly enhance its immediate setting; and
be sensitive to the defining characteristics of the local area.

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For **plan-making** this means that:

local planning authorities should positively seek opportunities to meet the development needs of their area;

Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

specific policies in this Framework indicate development should be restricted.

For **decision-taking** this means:
approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out- of- date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
specific policies in this Framework indicate development should be restricted.

Perceived need:

The applicant wishes to move out of the hall for personal reasons. She has given it a lot of thought and the barn would make an ideal home for herself and her children. The proposed conversion and reinstatement extension will also restore some of the character of the threshing barn and improve the setting of Cawood Hall.

3.4 Design factors:

The unsympathetic extension is to be demolished.

The render is to be removed, red bricks to be repaired and re-pointed in lime mortar if at all possible. If the condition is beyond repair then the threshing barn is proposed to be clad in vertical timber boarding.

The plan form of the single storey reinstatement is based on 1906 map, however our design does not continue all the way around the west side because there is not currently a need for that much living space.

The window openings are small and combined with large areas of glazed doors they give the extension the character of a barn conversion. The main living space is to be open plan with vaulted ceilings, again to give the feeling of a barn conversion.

A first floor is proposed in the threshing barn and this allows the height of the large roller shutter door opening to be brought back down to a height that is more in keeping with the rest of the building and a glazing installed down to floor level. It also allows the first floor windows to be reinstated which are evident from the inside of the building.

The brick arch shown on the photo in Appendix A is to be re-opened and glazing installed to show this off as an original feature.

Quality materials are to be used – natural slate, red brick, timber windows and doors and velux conservation roof lights.

Sally also requires a garage / workshop / storage building and this is designed to be a totally different style and constructed from different materials to the barn conversion with horizontal timber weatherboarding. It is not part of the reinstatement and stands alone as a modern day functional outbuilding.

4 THE DESIGN COMPONENT

4.1 Amount of proposed development

The proposal is for the demolition of the attached annexe extension, conversion and restoration of the threshing barn which is 89 sq metre gross internal floor area (over 2 floors) plus reinstatement / sympathetic single storey extension with gross internal floor area of 157.4 square metres.

The total floor area of the proposed dwelling is 246.4 square metres.

4.2 Scale of proposed buildings

Threshing Barn (two storey)	Reinstatement (single storey extension)	Proposed Outbuilding
Height to Eaves = 3.7m Height to Ridge = 6.2m	Height to Eaves = 2.53m Height to Ridge = 4.69m	Height to Eaves = 2.617m Height to Ridge = 5.94m
Widths and lengths see proposed plan drawings		

4.3 Landscaping

Hard landscaping consists of existing tarmac drive, new paths and gravel parking area.

Soft landscape planting consists of a new fence and hedge planting to form a new boundary.

4.4 Appearance of the development

External walls: The render is to be removed, the condition of the brickwork inspected, repairs and re-pointing carried out in lime mortar. The intention is to restore the brick facades if at all possible. If the condition of the brick is beyond repair then a change to vertical timber cladding would be proposed.

Pitched roof: Natural slate with red ridge tiles to match existing threshing barn

Doors & windows: To be timber, painted in client's choice of colour

Lighting: Wall mounted outside lights of client's choice

Proposed detached outbuilding:

Pitched roof: Natural slate

Doors & window: Timber, stained to match weatherboarding

Walls: Timber weatherboarding

5 **THE ACCESS COMPONENT**

5.1 Access to the site itself

There is an existing access to the site from Cawood Lane and tarmac drive leading to the barn.

5.2 Access to public transport

There is no public transport within 1km of the site, requiring provision for private car use.

5.3 Flexibility to accommodate future changes

The accommodation provided is of a good size and with scope for changing the use of rooms as the family gets older and their needs change. With bathrooms on the ground and first floors it is designed to be a lifetime home.

5.4 Disabled access to the site and building

Disabled access is via the existing tarmac drive, proposed paths and a new level access path to be gently ramped up to the utility room door.

5.5 Emergency services, service vehicles and deliveries

The existing tarmac drive is wide enough and strong enough for a fire engine and delivery vehicles to safely access the building.

6 **CONCLUSIONS**

The proposed scheme will make a positive contribution to the architectural and visual quality of its surroundings. It is designed with the traditional form of the previous barns in mind, using quality materials in a simple local vernacular style. The proposal does not harm the amenity or privacy of Cawood Hall, the existing historic accesses are used and no TPO trees will be affected by the work. It will make good use of an existing building to provide a comfortable, accessible and energy efficient home for the applicant and her family, which will be easy to adapt to their future needs.

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APPENDIX A - OLD MAP AND PHOTOGRAPHS



1906 MAP SHOWING EXTENT OF ORIGINAL BARNs



Front of Threshing Barn



Brick arch visible inside the barn