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**BARN CONVERSION
BALL HALL FARM
WARGATE WAY
GOSBERTON
SPALDING
LINCS
PE11 4HE**

FOR

MR & MRS J DOBBS



PLANNING, DESIGN & ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

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**BARN CONVERSION
BALL HALL FARM
WARGATE WAY
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PE11 4HE**

This application is to acquire Town & Country Planning Permission to convert and renovate the existing brick built barns and link them together with small extensions for residential purpose for the benefit of Mr & Mrs J Dobbs.

On historic ordnance survey maps the barns are shown in situ in 1886 and between then and 1932 had various changes and infills (see maps attached at rear).

The North facing barns have more recently been upgraded for a garage and store for the host dwelling Ball Hall Farm.

The barns are to be renovated and extended to link together with reclaimed bricks to match existing, together with a clay pantile roof. The barns will become a U shape development and take advantage for the vast Southern garden and more like the original footprint in 1932.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

USE

The application is to secure the long-term future of the buildings. The three separate barns are to be linked together to create a 4 bedroom style dwelling on one level which is now required by Mr & Mrs J Dobbs.

AMOUNT

The existing host dwelling will keep its original access and drive and most of the land leaving 0.47 acres to be used for the barn conversion.

LAYOUT

Detailed survey of the barn and design of the dwelling is shown on the application drawings. The barns are to be converted to single storey residential unit to accommodate Mr & Mrs Dobbs needs.

SCALE

The existing barns offer a 3 – 4 bedroom dwelling with large South facing garden areas, parking and courtyard overlooking the garden area.

LANDSCAPING

The current site is well looked after and has mature frontage trees and vast garden areas. By converting the barns and creating a new dwelling the host dwelling will not lose any needed garden area. A boundary fence will be erected to the North of the site to create a separation from the host dwelling and the existing accesses.

APPEARANCE

The appearance of the barn will be in keeping with existing architectural merits of existing openings and internal walls. The extended link buildings will be built with reclaimed facing bricks and a clay pantile roof.

ACCESS

The barn conversion will be accessed off the new access to the Southern side of the dwelling and allowing for ample drive, turning and parking areas.

FLOOD RISK

As the site is within Flood Zone 3 of the EA flood map a site-specific Flood Risk Assessment has been submitted with the application. The existing barn floor will be raised 300mm above the existing level to comply with the EA's requirements. Hard landscaping will be completed to maintain a level access into the barn.

HERITAGE IMPACT ASSESSMENT

The purpose of a Heritage Impact Assessment is to establish a context of any heritage asset (Conservation Area & Listed Buildings).

This site is located at the Southern side of Wargate Way and of the village of Gosberton. The host dwelling, Ball Hall, is a Grade II listed building the house was listed in September 1978 and will be to the North side of the proposed conversion, renovation and extension of the existing barns.

Ball Hall is a large family house originally built in C17 with C18 & C20 alterations. The dwelling is of red brick and a thatch roof, stone coped tumble gables, brick kneelers. Single ridge and 2 gable stacks, with diamond set shafts. T-plan, with tall plinth having chamfered

top and ashlar corner stones, first floor brick band raised over windows heads, matching gable bands. Two storey plus garret, 2 bay front with left hand bay gabled and advanced as cross wing. To ground floor 2 C20 4 light windows, with segmental heads beneath raised band. To first floor 2 three light windows with segmental heads. To garret a 2 light window with segmental head and short raised band over. The long side front has single 3 light, 2 light and 4 light windows, segmental heads, and to first floor are 2 three light and a single 2 light window. In the rear a C19 planked door with segmental head, and further 3 light windows. All windows are C20 leaded lights with wooden mullions. Interior. Chamfered girdles with triangular stops. Chamfered door frames with ogee stops. 2 large round backed fireplaces with curved and chamfered brasssummers. In an upstairs room and early C18 eared surrounded with pulvinated frieze and rusticated sides. Early C18 cornice in one room. Timbers have been reused with mortice holes. Clapsed oak purlin roof, pegged, ridge purlin.

The proposal is to convert the existing garage and store buildings to the Southern side of Ball Hall.

The barns will be converted and renovated with the addition of 2 small link extensions between them. The materials will be of reclaimed bricks to match with a clay pantile roof, timber windows and doors and using the existing openings within the barns, keeping all architectural features.

By converting the barns to a residential high standard this will complement Ball Hall as the barns have only been used for storage for many years.

Ball Hall's existing mature gardens will remain allowing for the main access to be from the Southern side of the barns. The barn conversion will take advantage of the mature landscaping and disused part of the Southern end of the land. A boundary fence will be erected to the Northern side of the barns separating them from the Grade II listed building and its access. Other than Ball Hall there are very few other assets in the area. The barn conversion will complement the Grade II Listed Building.

S L Darlow
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