



## **Design & Access Statement**

**Proposed Barn Conversion**

at

**Barn next to Cherry Holt Cottage  
Station Road  
Gosberton Wargate  
Lincolnshire  
PE11 4JB**

For

**Mr Robert Andrews**



Project No. 1578

## 1 THE PROJECT

Conversion of existing brick barns, demolition of a blockwork livestock shed and steel framed tractor shed / lean-to buildings and construction of single storey extensions to form one large family dwelling in a courtyard arrangement. Construction of a detached outbuilding.

## 2 THE SITE

- 2.1 Wargate Barns, Station Road, Gosberton Wargate, Spalding, PE11 4JB
- 2.2 See OS location plan and existing & proposed site plan drawings
- 2.3 See Appendix for photographs of the site

## 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

The following central government Planning Policies are also relevant:-

National Planning Policy Framework 2012 (NPPF 2012)

### Context of local landscape and buildings:

The site is on the south side of Station Road, 200m west of Wargate Bridge at Gosberton Wargate and next door to Cherry Holt Cottage.

The site is slightly higher next to the highway on the north side, sloping gently down to the fields on the south side. It has an existing access from Station Road which is in regular use by farm machinery, with a metal bar gate.

The red brick barns on the northern boundary with the highway are in 3 distinct sections – the two storey granary next to the gate with pantile roof, an agricultural storage building in the centre with corrugated sheet roof, the old stable / livestock building in the corner with pantile roof.

Close to the western boundary the buildings continue round with a newer block built livestock shed which is connected to various lean-to roofs with the modern large steel framed tractor storage shed in the centre of the site.

West and South boundaries with the fields are low post and wire fences.

East boundary with Cherry holt cottage is post and wire fence with a mixture of hedge and shrubs.

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 low and nothing major is required.

An ecology and protected species survey was undertaken by Scarborough Nixon Associates Limited and the buildings have negligible to low suitability to support roosting bats and the

site is not used on a regular basis by bats. There is some evidence of nesting birds but the buildings were not considered suitable for barn owls.

### 3.2 Evaluation of opportunities and constraints affecting the development of the site:

#### Physical features:

Site is large and the existing barns are situated away from the cottage next door.

The site has an existing access from the highway.

The flood risk is low.

The brick barns are in fairly good condition with original features still inside the little granary.

The large modern tractor shed in the centre detracts from the historic brick barns.

#### 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.”

##### **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:

.....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;

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.

### Permitted Development

Permitted development rights which currently allow conversion of agricultural buildings to dwellings would allow the existing buildings (including the large steel framed tractor shed) to be converted into up to 3 dwellings without requiring full planning permission. This government policy encourages the conversion of agricultural buildings into dwellings, without needing to prove that they are not viable for commercial use. To convert the existing structures into 3 separate dwellings would result in 6 cars entering and leaving the site (assuming each dwelling has 2 car drivers in this rural location) and there may be issues with privacy between the dwellings and lack of private amenity space.

### Perceived need:

There are still not enough homes being developed to meet current demand in the UK.

The little granary is of historical merit and would be nice to see it used and preserved.

### 3.3 Design factors:

Our proposal to demolish the more modern barns and extend the brick barns to create one larger home (instead of converting to 3 homes under P.D. rights) requires full planning permission due to the size of the garden given to one dwelling and because the proposed design involves building extensions. Our proposal to demolish the block livestock shed, modern tractor shed and to extend the brick barns will result in a higher quality development which would enhance the immediate setting and be more appropriate to the rural location and respect the local character. There would only be 2 or 3 cars entering and leaving the site each day for the proposed family home.

The single storey extensions are in the style of a barn conversion with red brick and pantile roof and a combination of small windows and areas of floor to ceiling glazing.

The outbuilding could be used as a car port, garage or workshop and a wood store is proposed to the side.

The granary is not to be converted into heated living space but to be kept as an attached outbuilding and restored. The floor to ceiling heights and small proportions are suitable for a store room, plant room or boiler room.

The site is large enough that the converted dwelling is a good distance away from Cherry Holt for privacy and the proposed outbuilding and hedge planting stops any direct overlooking.

## 4 THE DESIGN COMPONENT

### 4.1 Amount of proposed development

The site area is 1150 sq metres

The footprint of the existing buildings on the site is 443 sq m

The footprint of the extended and converted dwelling including attached granary is 268 sq m

The footprint of the proposed new build outbuilding is 45 sq m

The proposal is for one dwelling with the following gross internal floor space:

House 217.5 sq metres

Attached granary outbuilding 27.5 sq m over 2 floors

Detached outbuilding 30 sq m (not including wood store)

### 4.2 Principles of the proposed layout

To take it back to the brick built barns and re-create a courtyard of red brick single storey barn-style dwelling.

### 4.3 Scale of proposed buildings

See proposed drawings

### 4.4 Landscaping

Hard landscaping consists of gravel, tarmac, concrete, paving flags, timber decking,

Soft landscape planting consists of: grass, hedge planting, flower beds

### 4.5 Appearance of the development

External walls: Red Brick

Pitched roof: Natural clay pantile

Doors & windows: Timber

Lighting: Wall mounted

## 5 THE ACCESS COMPONENT

### 5.1 Access to the site itself

There is an existing vehicle access to the site.

### 5.2 Access to public transport

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

5.4 Flexibility to accommodate future changes

The accommodation is a good size, with plenty of storage and scope for alterations to the layout. With accommodation all on one level it would be ideal for someone with a disability or if a family needed to use part of it as an annexe, it is quite flexible.

5.5 Impact of Planning Policies

Permitted development rules mean that it would be possible to convert this building into up to 3 dwellings if wanted.

5.6 Disabled access to the site and building

Vehicular access is available on to the site with a gently sloping level access into the building.

5.7 Emergency services

The buildings are sufficiently close to the existing public highway to meet requirements.

5.8 Service vehicles and deliveries

The buildings are sufficiently close to the existing public highway to meet requirements

**7 CONCLUSIONS**

- 7.1 The proposal will make a good quality, wheelchair accessible home and will generate less traffic than if the existing buildings were to be converted into 3 homes. One large dwelling can be created without adversely affecting the neighbours privacy or amenity and the proposed conversion preserves the little granary building which is of historic interest.

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## APPENDIX – SITE PHOTOGRAPHS



The Granary





From stable looking into blockwork livestock shed



The newer tractor shed