



DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

**BARN AT ROSEDALE FARM
CHAPEL DROVE
HOLBEACH DROVE
SPALDING**

FOR

MR AND MRS COLE

Job No. SE-1800

May 2022

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1.0 INTRODUCTION

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural building at Rosedale Farm, Chapel Drove, Holbeach Drove, Spalding to a dwelling (C3) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Mr and Mrs Cole are committed to a policy of good design and equality.

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 this new dwelling for inclusion and accessibility whilst achieving a high standard of design.

In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living conditions and provide planning gains.

The impacts of the proposed development on the surrounding area and the contribution it will make to the village of Holbeach Drove have also been considered.

Holbeach Drove benefits from being a short driving distance from the towns of Spalding, Wisbech, Crowland and Holbeach and the cities of Peterborough and Ely.

2.0 LEGISLATION & CONTEXT

2.1 Site Description

The application site has an area of 1075m² and the land is located on the North Western side of the highway. The site currently accommodates multiple barns and Silos which sit behind and alongside the barn that is proposed to be converted. The barn is currently used for the storage of agricultural machinery and produce.

The building is set back into the site with a concrete driveway leading to it that is accessed directly from the highway.

The site is located north west of the highway and there are agricultural fields to the north and south of the barn, there are agricultural and residential buildings directly to the south west of the proposal and further residential buildings to the north east.

The site is located in a mixture of Flood Zone 1 and 2 as indicated on the Environment Agency's Map below and as such will require a flood risk report to be submitted along with the application.

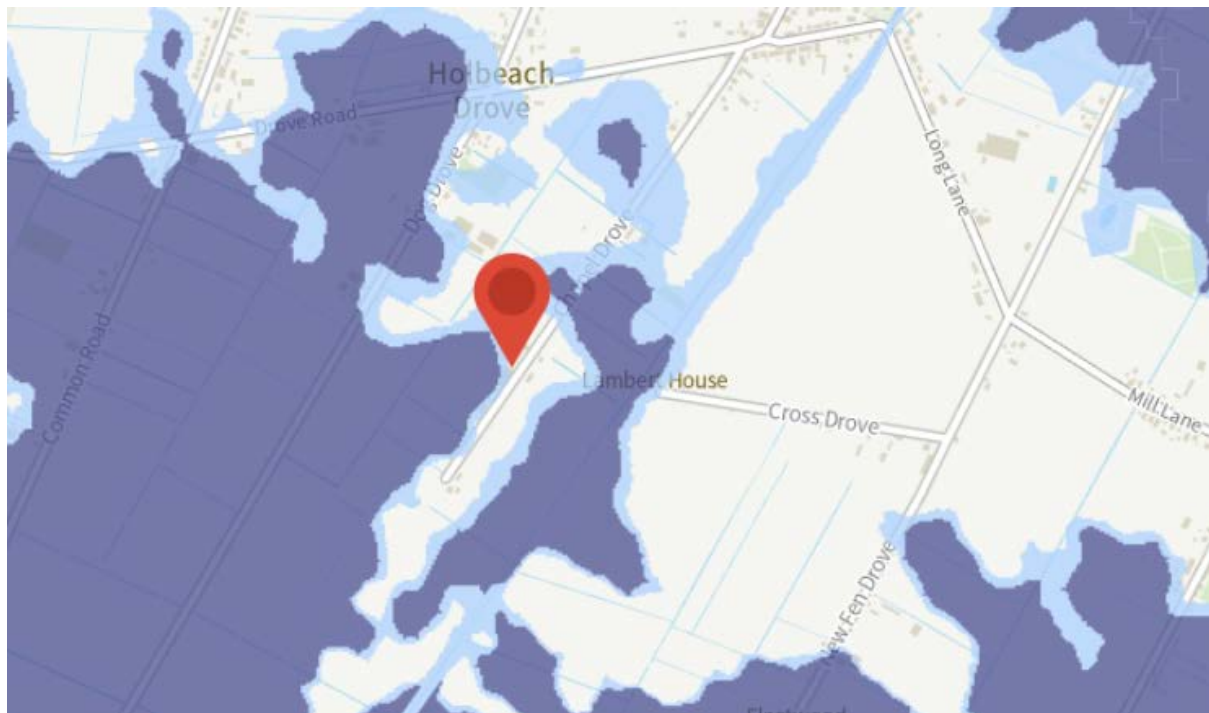


Figure 1: Environment Agency's Flood Map

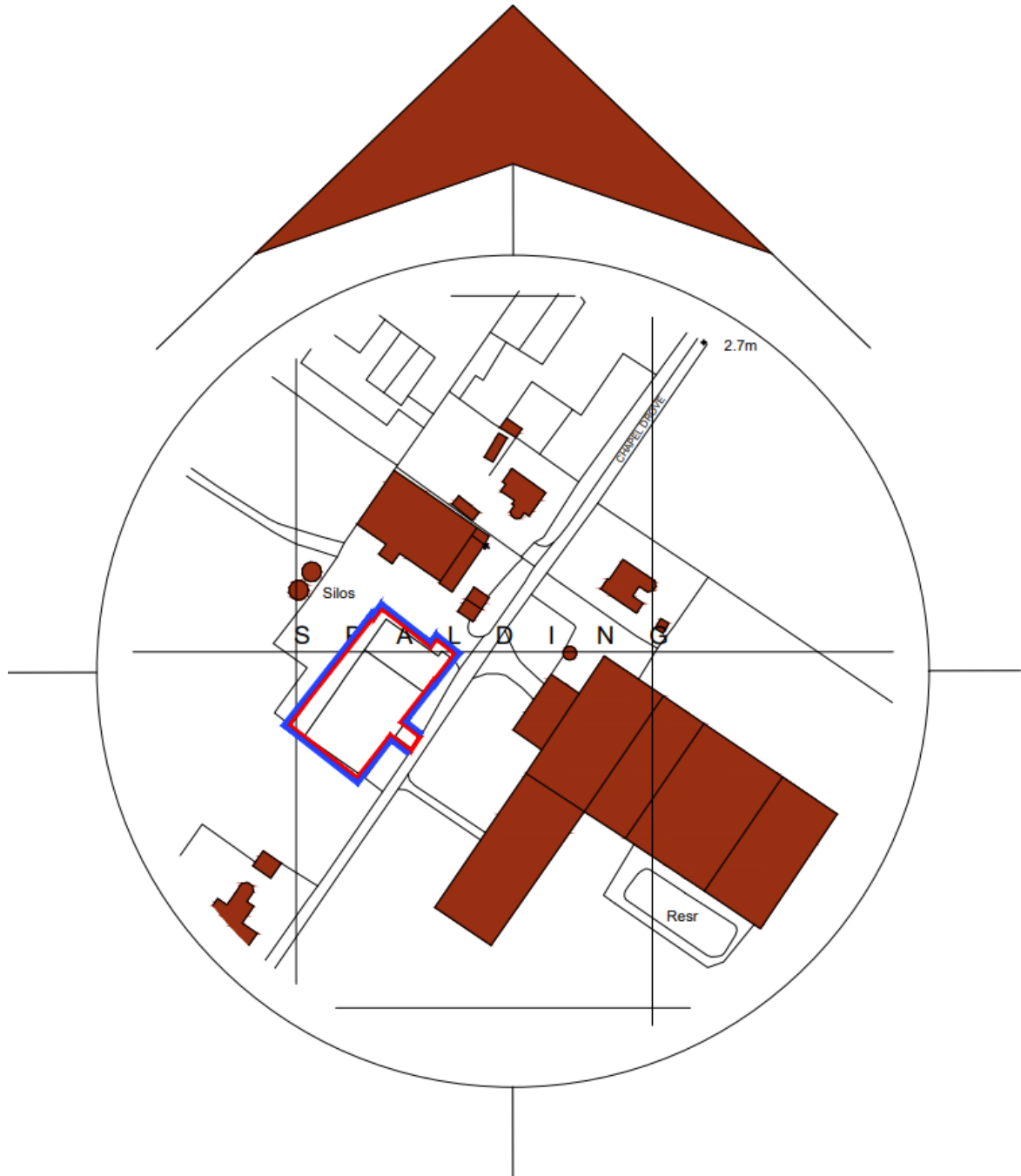


Figure 2: Location Plan

2.2 Assessment with regards to Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Class Q – *agricultural buildings to dwelling houses*.

The following table sets out the requirements of the above legislation, with the final column commenting on how the proposal meets the requirements:

Permitted development

Q. Development consisting of —

Q	Legislation	Proposal
a)	a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or	The proposal is for the conversion of an agricultural building to 4 dwellinghouses. There is no dispute that the building in question is agricultural in use.
b)	Development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.	Yes, as set out in the accompanying drawings.

Development not permitted

Q.1. Development is not permitted by Class Q if —

Q1	Legislation	Commentary
a)	the site was not used solely for an agricultural use as part of an established agricultural unit— i) on the 20 th March 2013, or ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;	The building in question was last used as an agricultural storage building and there has been no intervening use. It therefore falls within the definition of being within agricultural use.
b)	in the case of— (i) a larger dwellinghouse, within an established agricultural unit— (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;	The proposed floor space for larger units does not exceed 465sqm. The proposed floor space for smaller units does not exceed 100sqm.
c)	in the case of— (i) a smaller dwellinghouse, within an established agricultural unit—	N/A.

	(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;;	
d)	the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following— (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;	There are no other conversions carried out under Class Q on this site.
e)	the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	No
f)	less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;	There has been no need to end an agricultural tenancy to facilitate the development.
g)	development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit— (i) since 20th March 2013; or (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins; (iii)	Permitted development has not been undertaken on the barn.
h)	the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;	The proposal retains the existing external dimensions of the building. It will not involve underpinning works which would exceed the foundation depths.
i)	the development under Class Q(b) would consist of building operations other than— (i) the installation or replacement of—	The proposal has been designed around the existing structure which is capable of accommodating the

	(aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);	development. Other than the making good and enlargement of some of the fenestration, there will be minimal alterations to the external appearance of the building Minimal demolition/removal works are proposed.
j)	the site is on article 2(3) land;	The site is not within a Conservation Area
k)	the site is, or forms part of— i) a site of special scientific interest; ii) a safety hazard area; iii) a military explosives storage area;	The site does is not within a SSSI, a safety hazard area of a military explosives storage area.
l)	the site is, or contains, a scheduled monument; or	There is no scheduled monument on site.
m)	the building is a listed building.	The building is not listed nor is it within the curtilage of a listed building.

With regards to Q.2 (1), there are no issues in respect of transport or highways, contamination, flood risk, the desirability of the conversion or the design or external appearance of the building.

To support the above, the application is located within Flood Zone 1 and 2 and as such will be provided with a flood risk report, showing that the proposal is suitable for conversion and thus not increasing the risk of flooding within the building or elsewhere. This is a further reason we believe the scheme is viable and as to why it should be accepted under Class Q. The scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable.

2.3 Existing and Proposed Plans and Elevations

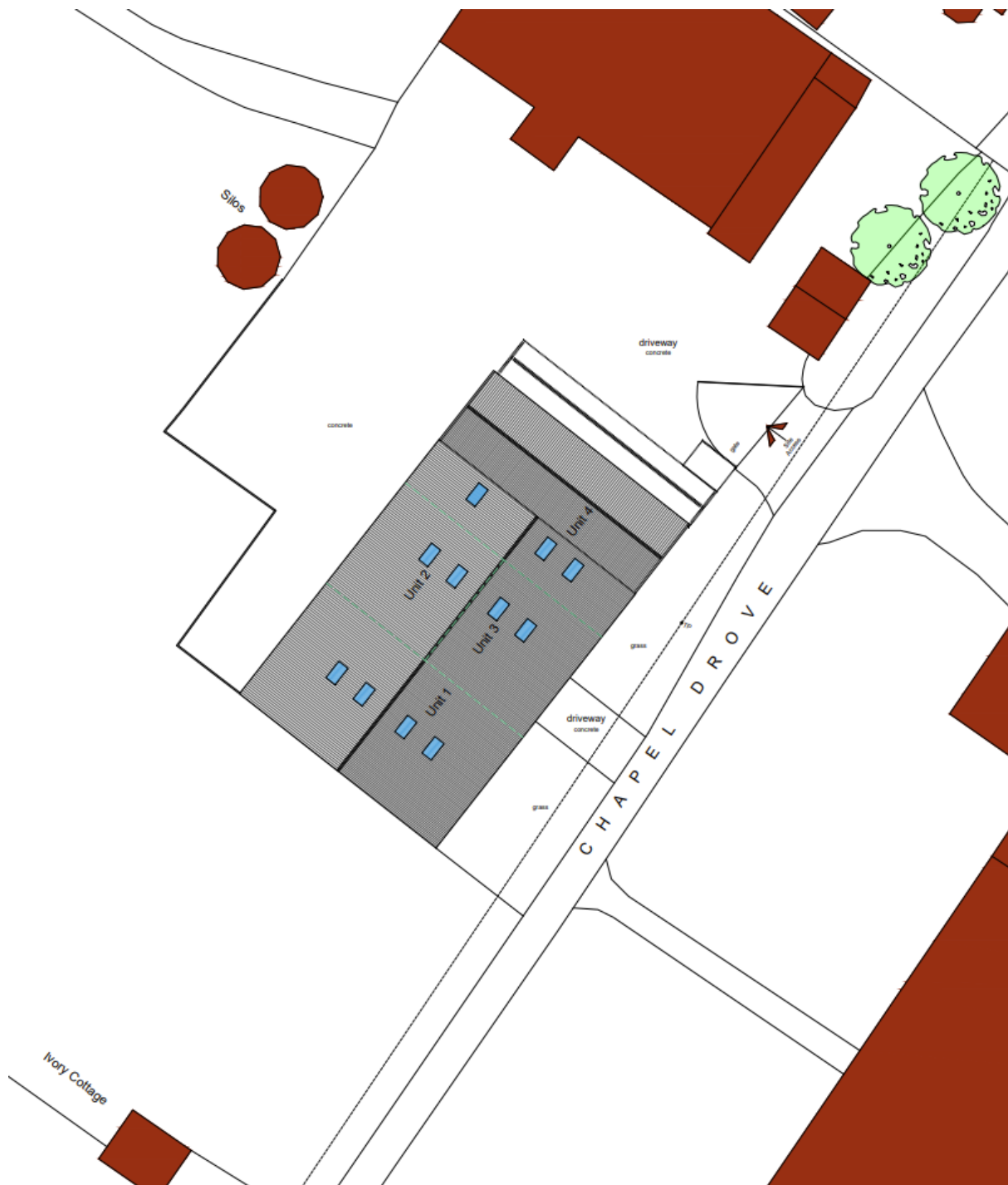


Figure 3: Site Plan



Figure 4: Proposed Elevations

Typical for the local area, the surrounding land is commonly used for farming and there is a large number of agricultural buildings in this part of the country.

We feel that it is important to retain the agricultural charm and look of the building which will undergo minimal alteration works which mostly consist of the erection of new partitional walls to create individual rooms and some works to the structure where necessary.

The proposal will not only create four residential dwellings for multiple families to enjoy the village's culture but will also make the village of Holbeach Drove more aesthetically pleasing and attractive for both existing and potential residents.

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

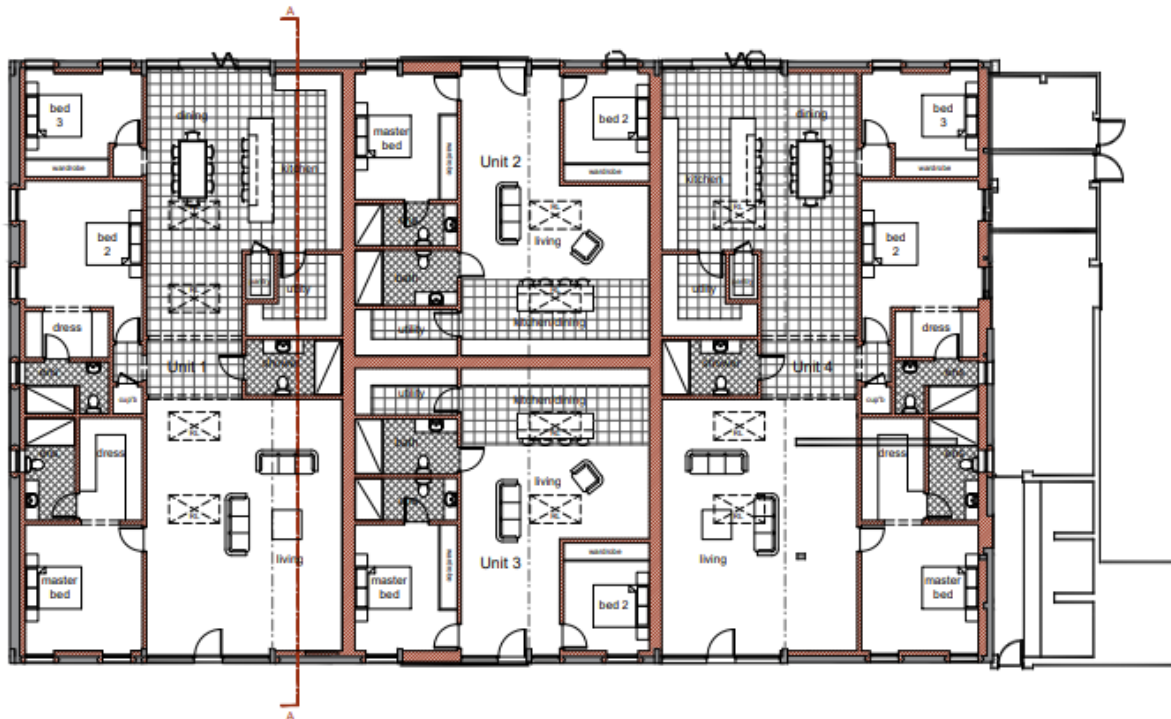


Figure 5: Proposed Floor Plans

The images above demonstrate how the proposed conversion is accommodated within the existing structure and layout of the building and do not exceed the parameters of the existing building.

2.5 Security

The proposed dwellings will be fitted with an approved intruder alarm fitted, along with approved locks to windows and doors.

Security lighting is to be provided to the dwellings over the rear garden and parking areas, which will be dusk to dawn sensor-controlled intruder lighting in line with Secured by design New Homes guidance.

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2.6 Environmental Consideration

The new dwellings will respond to climate change as outlined in the South Holland Local Plan.

It is designed for the later introduction of solar panels, solar water heating, possible rainwater harvesting, be constructed from materials sourced as locally as possible.

The water usage of the dwellings will be greatly improved (at least) in line with Part G of the building regulations. This and the above measures will help the development withstand the longer-term impacts of climate change.

SUMMARY AND CONCLUSION

The proposal seeks prior approval for the conversion of an existing agricultural building to four dwellinghouses under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The building is currently in agricultural use and lies within Flood Zone 1 and 2.

The scheme has been designed to retain the fabric and structure of the existing building. The current scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable. The proposal satisfies all the criteria set out in Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), thereby demonstrating that planning permission is not required for the works.