



Date: 13/05/15
Ref: J031-PDA

PLANNING DESIGN AND ACCESS STATEMENT

for

PROPOSED BARN AND COACH HOUSE
CONVERSION (2 additional properties) AND
PROPOSED NEW DRIVE AND TURNING AREA TO
AUSTENDIKE HALL

adj

AUSTENDIKE HALL AUSTENDIKE ROAD
WESTON HILLS LINCS

FOR

MR & MRS S ARMSON

Introduction and the site: -

The clients approached us to investigate the possibility of introducing a Barn Conversion alongside Austendike Hall a Grade II listed building. The clients have lived in Austendike Hall for several years now and have made necessary improvements to the Hall as records will show. They first thought of converting the Barns approx. 5 to 6 years ago as Mrs. Armson was diagnosed with progressive M.S. but now the illness is more serious (difficulty climbing stairs and will very soon need accommodation on one level) it is more imperative they seek better accommodation that still offers the lifestyle they have become accustomed to (room for growing family and room for their livestock). Obviously like most people this hasn't been their only consideration and they have been actively perusing other properties in different locations but with no success. They are unhappy in the knowledge to leave Austendike Hall as it is their home and therefore wish to investigate this proposal that would allow them to live so close to their home.

Firstly we feel due to the listing of Austendike Hall and the domestic nature all these buildings have survived under for a number of years (at least since the listing of the building) that it would be wrong for the Barns and Coach House to be subject to either Agricultural use or indeed Industrial. These changes we feel would be unsympathetic to the Listed Building and quite harmful along with other issues such as noise and possible pollution, therefore we apply direct for domestic change of use.

Advice was sought 5 to 6 years ago from Mr Chris Crew in regard to the amount and layout of the main range of barns in particular the Agricultural Building in between the large and small barns, where he stated, use existing openings and any others that can be proved existed and that the Agricultural Building in between must look just that, simple no fuss. This ethos has been followed.

The Coach House Conversion is to be an upside down conversion using the open plan of the first floor for Lounge, Dining and Kitchen whereas the ground floor will house the Bathroom and 2 Bedrooms using the existing walls to create this. This will be a separate house unit the clients wish to own and rent out while they live on site.

In order for each building to have its own autonomy we wish to reinstate a former drive to Austendike Hall that exists on former Ordnance Survey Plans and is covered more in the Witham Archaeology Assessment of Significance Report. By creating this former drive the main building of the group (Austendike Hall) will be separated from the collection of buildings in terms of any sharing. The new proposals will as they did share the second entrance into the crew yard leading to separate parking areas for both the Coach House and Barn Conversions. A passing bay is formed just inside the entrance for two cars to pass.

The land areas will be split offering a large parcel to Austendike Hall and the main Barn Conversion with a moderate amount to the Coach House Conversion.

We feel these are positive and sympathetic conversions to both buildings and will contribute greatly to the longevity of the buildings for all to enjoy. In some ways we are lucky to be attempting a sympathetic conversion anyway due to a previous approval H13/0964/94 not being implemented by January 2000 (approved 4 new properties).

We feel that this will be a positive contribution to the community and aid the economy of Weston Hills.

Use: -

The proposal is to create 2 properties for domestic use.

Amount: -

The proposal is to create 2 properties for domestic use.

Layout: -

The layout of the site is better explained by the drawings. The property benefits from good space all around the proposal.

Scale: -

The scale of the buildings is already set as we use the existing buildings.

Landscaping: -

See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the buildings.

Appearance: -

Although under closer scrutiny it is apparent this will be a Barn and Coach House Conversion, it is in essence to reflect the former agricultural nature of the buildings.

Access: -

You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.

The site is approximately 1 mile from Weston Hills, 2 miles from Moulton and 5 miles from Spalding. Although not on a direct bus route, Spalding Connect offers a personal bus service for the more remote areas that connects people to other areas or the main towns that offer better connections. Spalding have train connections to other parts of the country.

Sustainable Design: -

The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -

As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 1 & 3 and therefore we include a Flood Risk Assessment.

APPENDIX

- ENVIRONMENT AGENCY FLOOD MAP
- GOOGLE DISTANCE TO WESTON HILLS
- GOOGLE DISTANCE TO MOULTON
- PREVIOUS PLANNING APPROVAL JANUARY 1995
- PLANS ASSOCIATED WITH PREVIOUS PLANNING







Town and Country Planning Act 1990

Planning Permission

Reference: H13/0964/94

Received: 01-DEC-94 Type: FULL

Name: G C H Smith Esq
 Austendyke Hall
 Weston Hills
 Spalding
 Lincs

Agent: G C H Smith
 Austendyke Hall
 Weston Hills
 Spalding
 Lincs

Description: Convert outbuildings to form 3 dwellings & erect 4th dwelling
 on site of demolished out- buildings & assoc. garages

Location : Adj. Austendyke Hall (Agricultural outbuildings)
 Weston Hills Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS
 BEEN GRANTED for the development in accordance with the application
 and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years
 beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act
 1990.

- 2 The new dwelling number 4 shall not be occupied until such time as the
 conversion work to the existing dwellings has been completed and they
 are available for occupation.

Reason: The site is in a rural area where new residential development
 would normally be granted in connection with agriculture. Permission
 has been granted for this scheme on the basis that the major element is
 the re-use of the existing Listed Buildings and the Local Planning
 Authority wish to ensure that this aspect of the proposal is indeed
 implemented.

The applicant is advised that barn owls may be occupying the buildings.
 The disturbance of protected species such as this occupying a place of
 shelter or protection is an offence under the Wildlife and Countryside
 Act 1981. You are therefore advised to contact the Species Protection
 Section of English Nature at Ham Lane House, Ham Lane, Nene Park,
 Orton Waterville, Peterborough, PE2 5OR (Telephone: 01733 391100) to
 gain their agreement to any work on the buildings before work is
 commenced.

Director of Planning and Building Control Services
26-JAN-95 H13/0964/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

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Weston Hills Spalding Lincs

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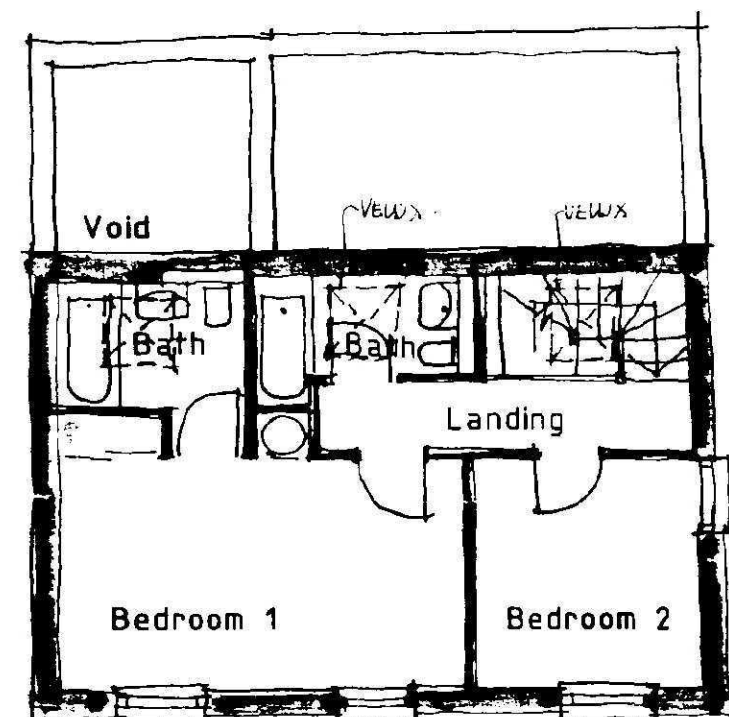
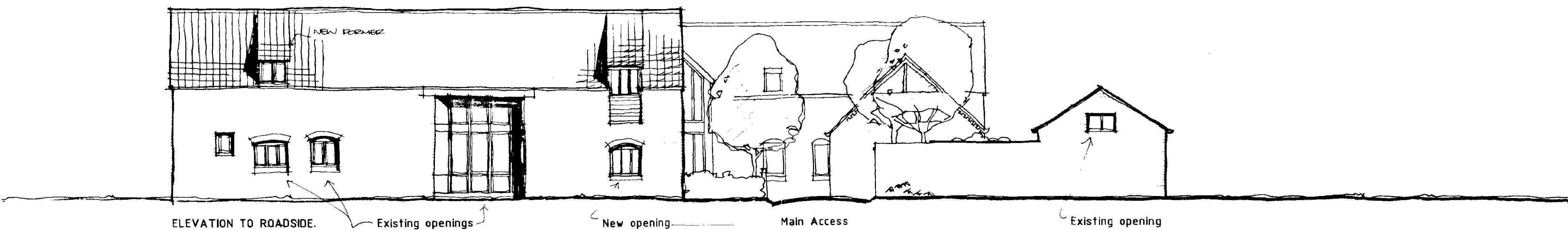
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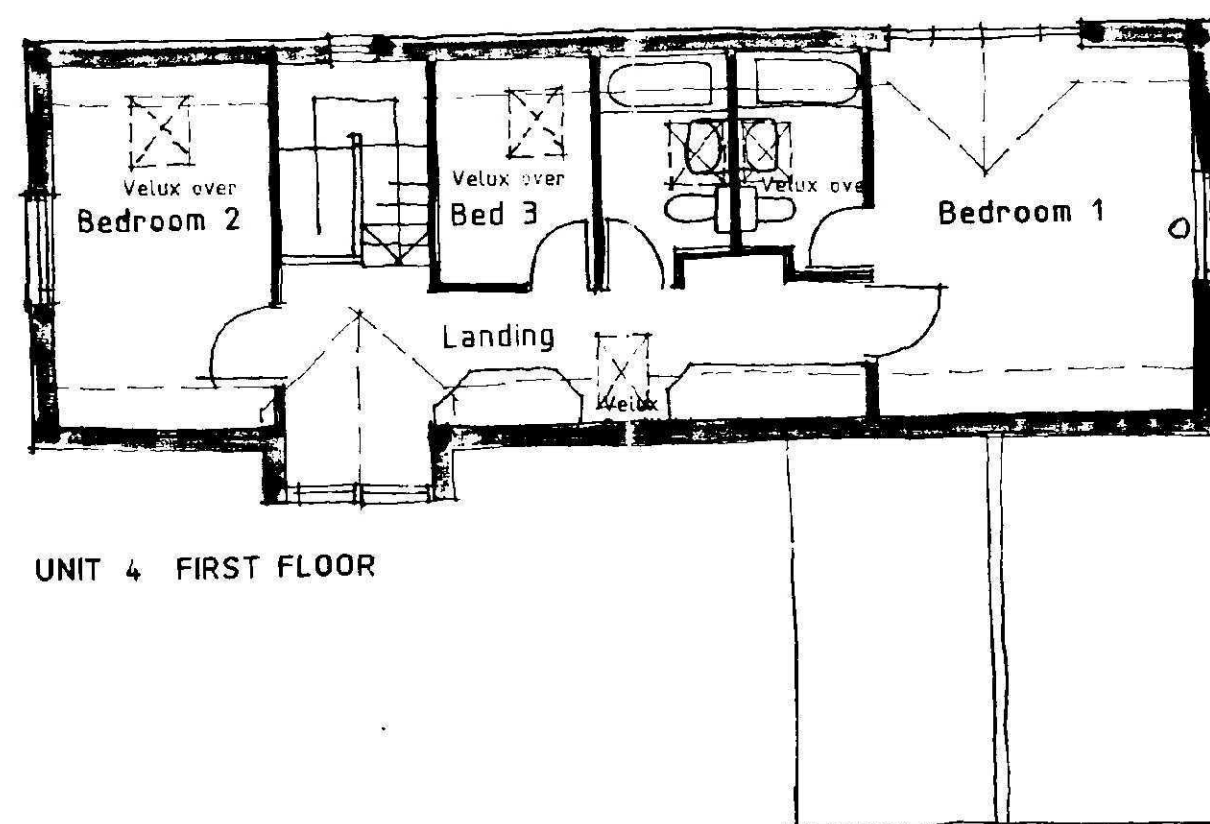
26-JAN-95

AD check....*AS* 26/1....

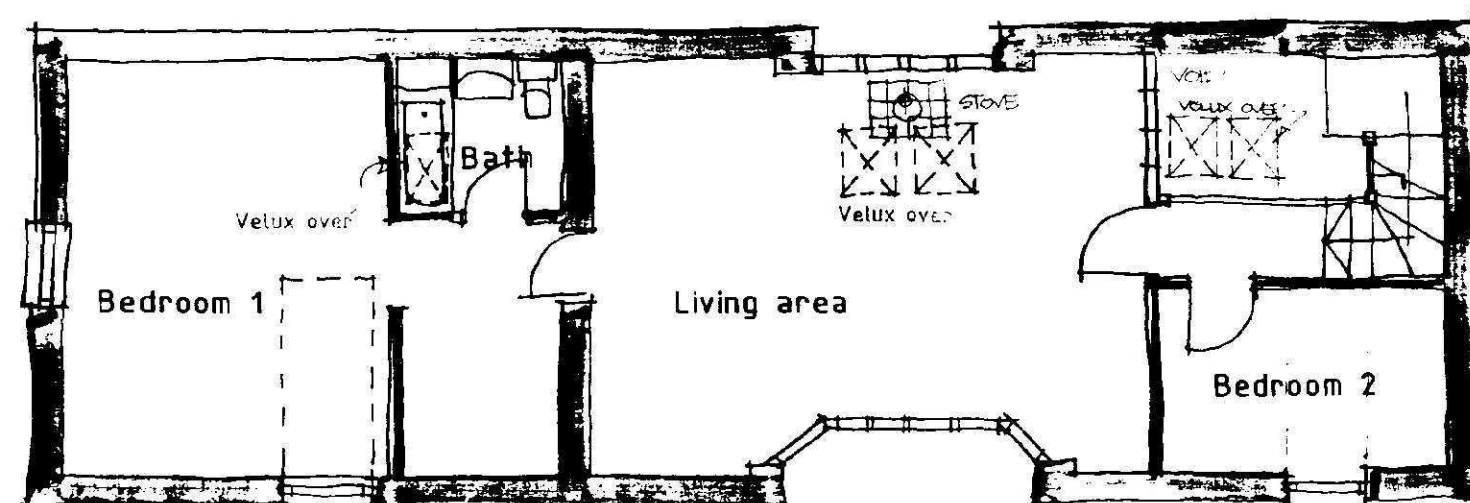
Authorised to issue (inc Delegation).....*AS*.....



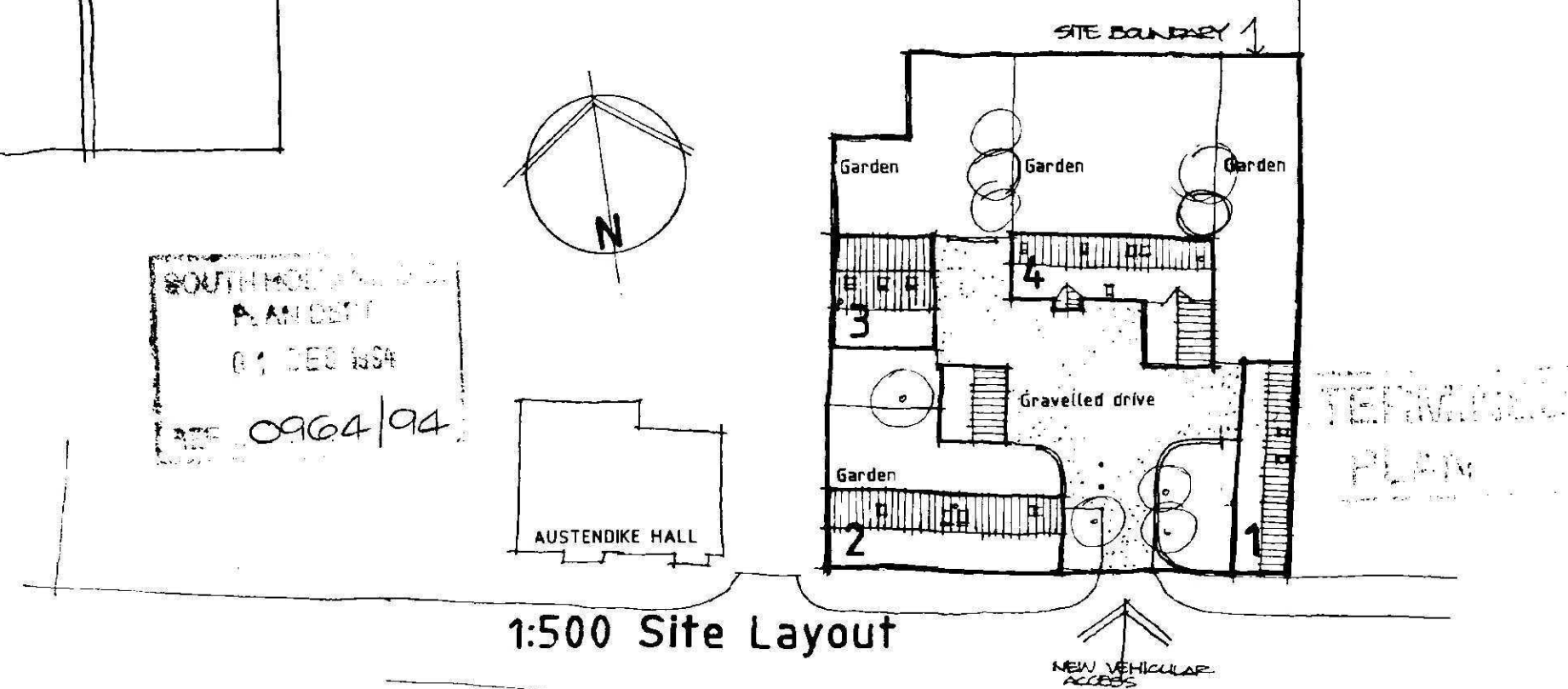
UNIT 3 FIRST FLOOR



UNIT 4 FIRST FLOOR



UNIT 2 FIRST FLOOR



1:500 Site Layout

REV. B OCT 87 - UNIT 2 REFINISHED ELEVATED, EHS FORMER FRONT ELEVATION, UNIT 2 AMENITIES
REV. A APR 89 - UNIT 4 FIRST FLOOR ADDED.

AUSTENDIKE HALL CONVERSION OF BARN & OUTBUILDINGS.

PROPOSED: FIRST FLOOR & SITE LAYOUT PLANS.

1:100 / 1:500

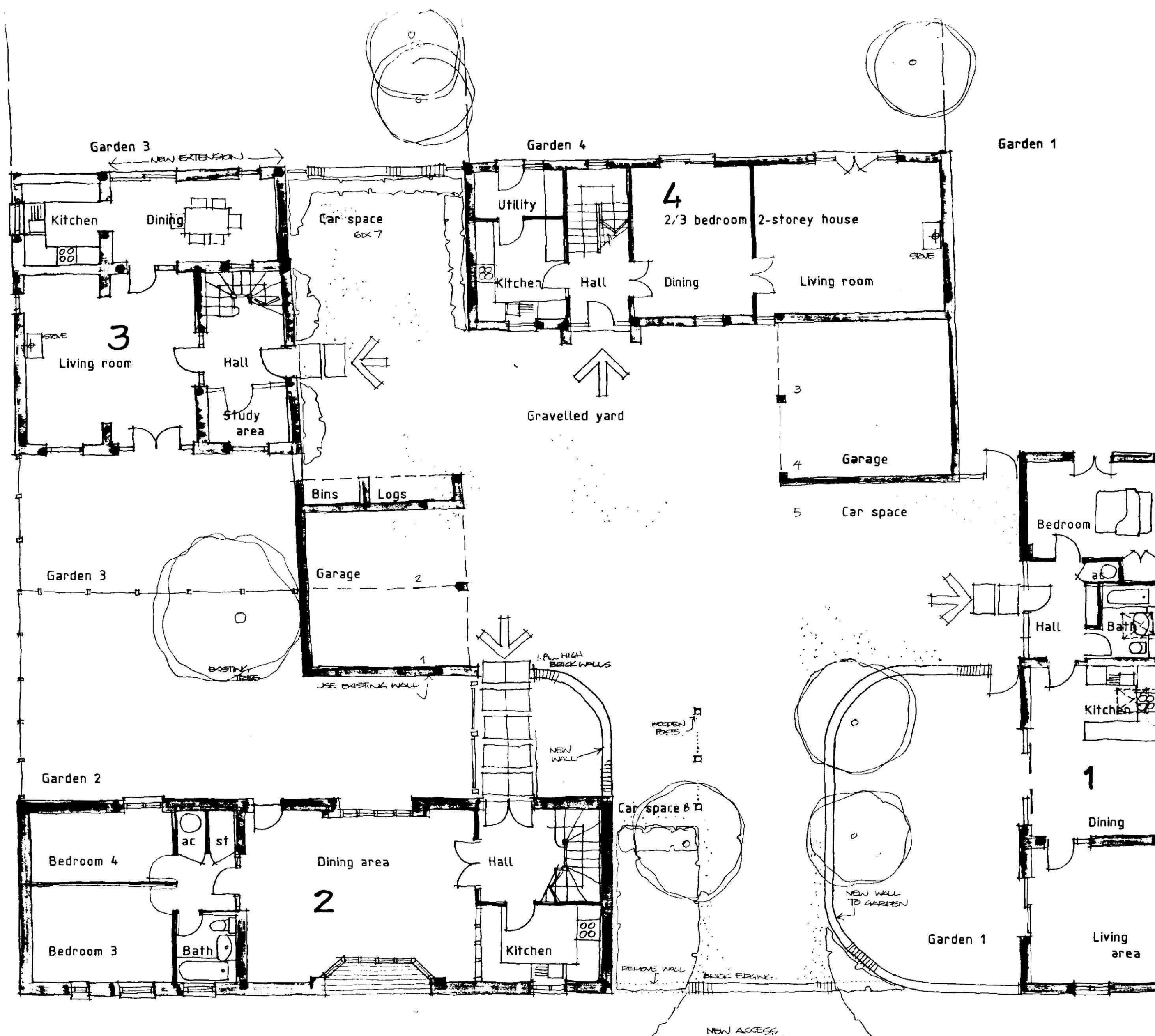
FEB 89

334/02 B

Robert Freakley Associates Architects
Purfleet Quay Kings Lynn Norfolk PE30 1HF 0555 762055



Acanthus



REV/A APR 89 UNIT 4 DETAILED

AUSTENDIKE HALL

CONVERSION OF BARN & OUTBUILDINGS
TO FORM 4 DWELLINGS

PROPOSED: GROUND FLOOR/SITE LAYOUT
1:100

JAN 89

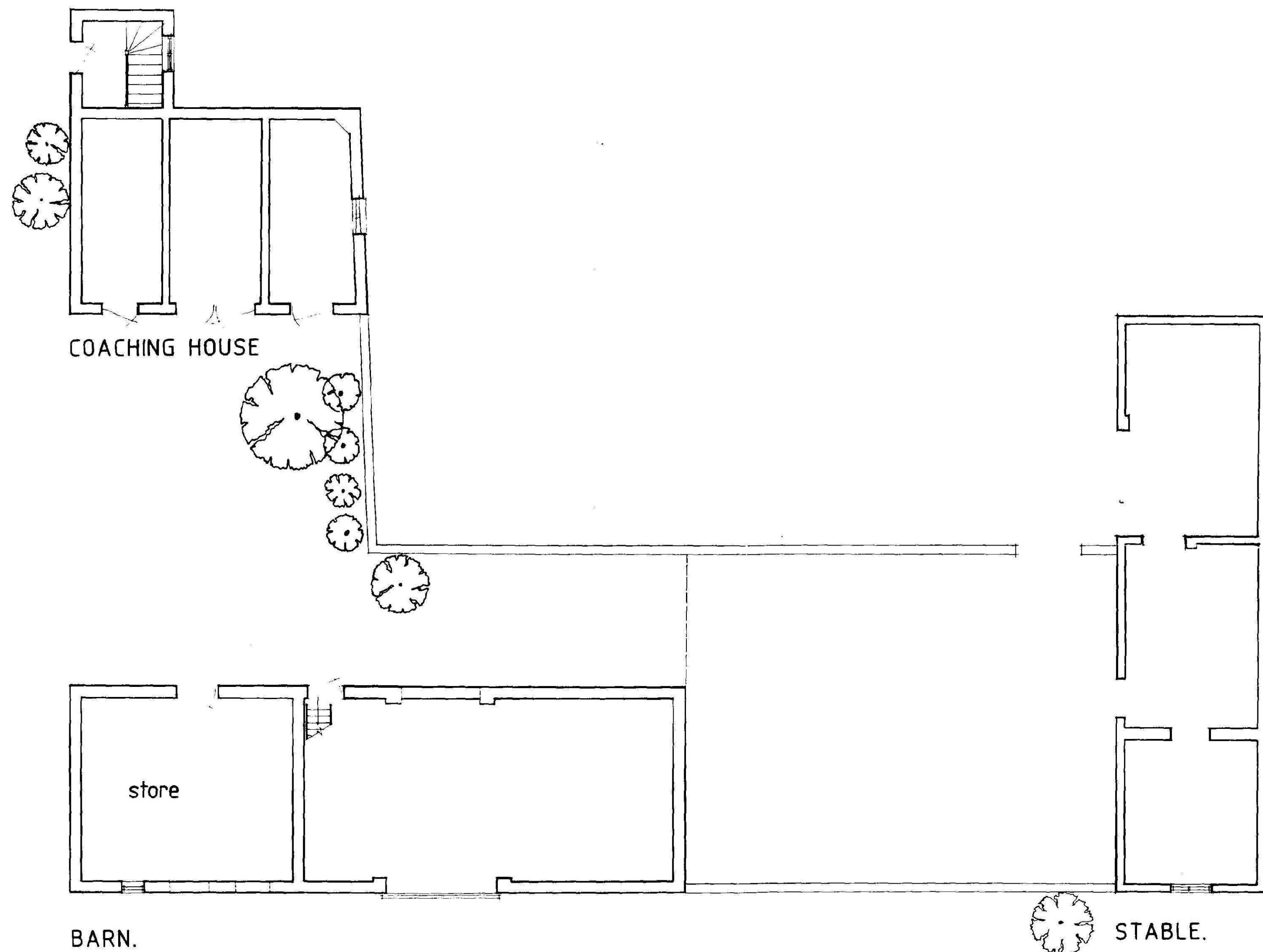
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A

Robert Freakley Associates Architects
Purfleet Quay King's Lynn Norfolk PE30 1HP 0553 762055



Acanthus



SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1984
REF 0964/94

1:100
FEB 89.

AUSTENDIKE HALL GROUND FLOOR SURVEY.

1:100
FEB 89.

334/6





SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1994
REF 0964/94

DETERMINED
PLAN

AUSTENDIKE HALL SURVEY
ELEVATIONS : 1

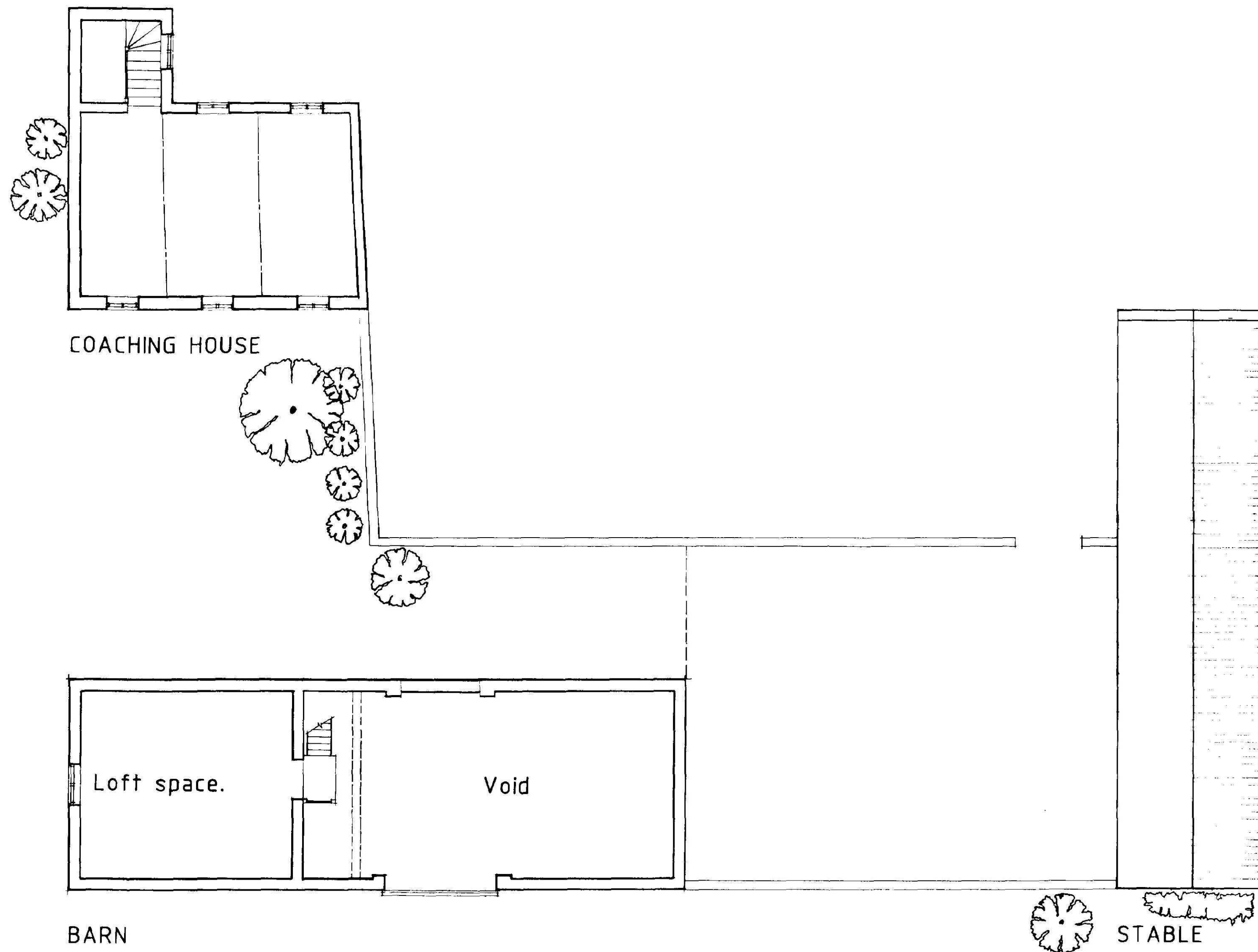
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FEB 89

6/10/89

334/7

Robert Freakley Associates Architects
Purfleet Quay King's Lynn Norfolk PE30 1HP 0553 762055





SOUTHBRIDGE P.L.C.
 PLAN DEPT
 01 DEC 1994
 REF 0964/94

DEFEND
 1994

AUSTENDIKE HALL FIRST FLOOR SURVEY

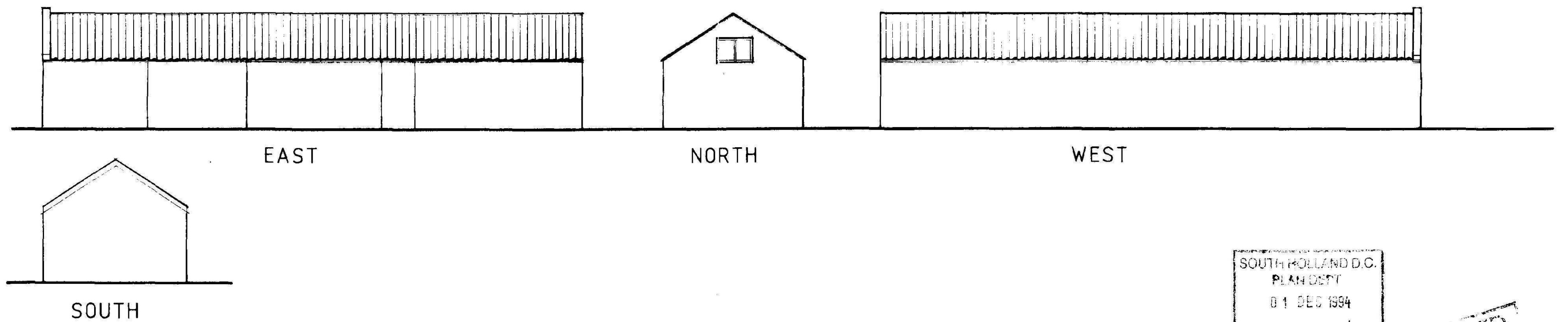
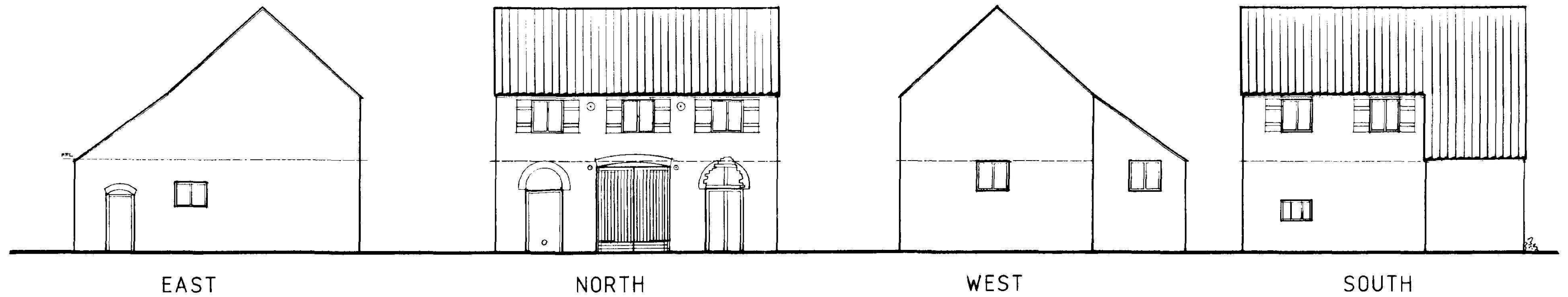
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 FEB 89

4007

334/8

Robert Foulley Associates Architects





SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1994
REF 0964/94

DETERMINED
PLAN

AUSTENDIKE HALL SURVEY.
ELEVATIONS: 2

1:100
FEB 89.

WJ

334/9

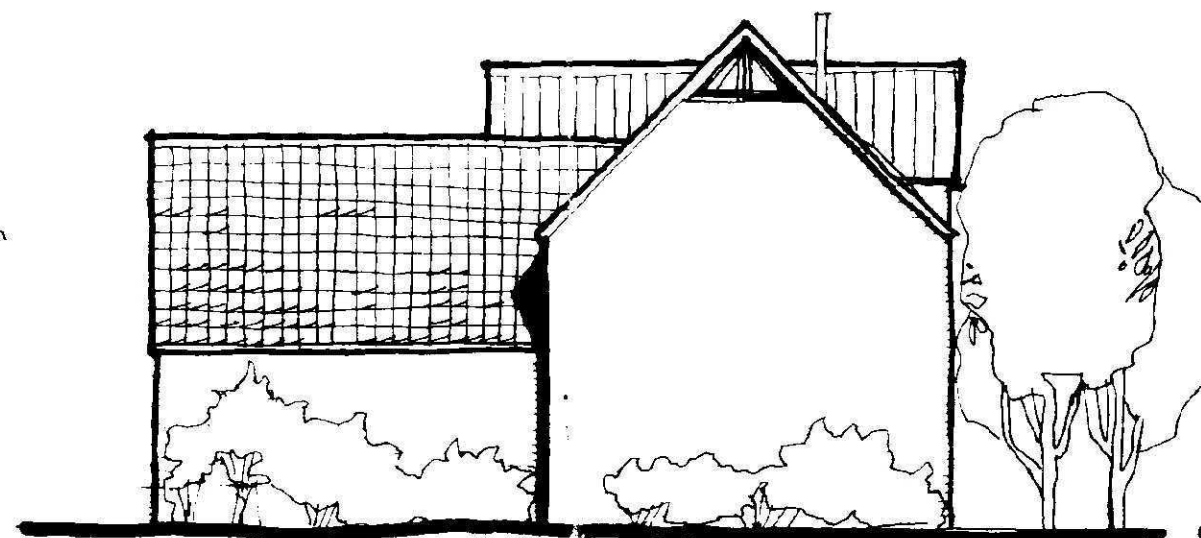
Robert Freakley Associates Architects





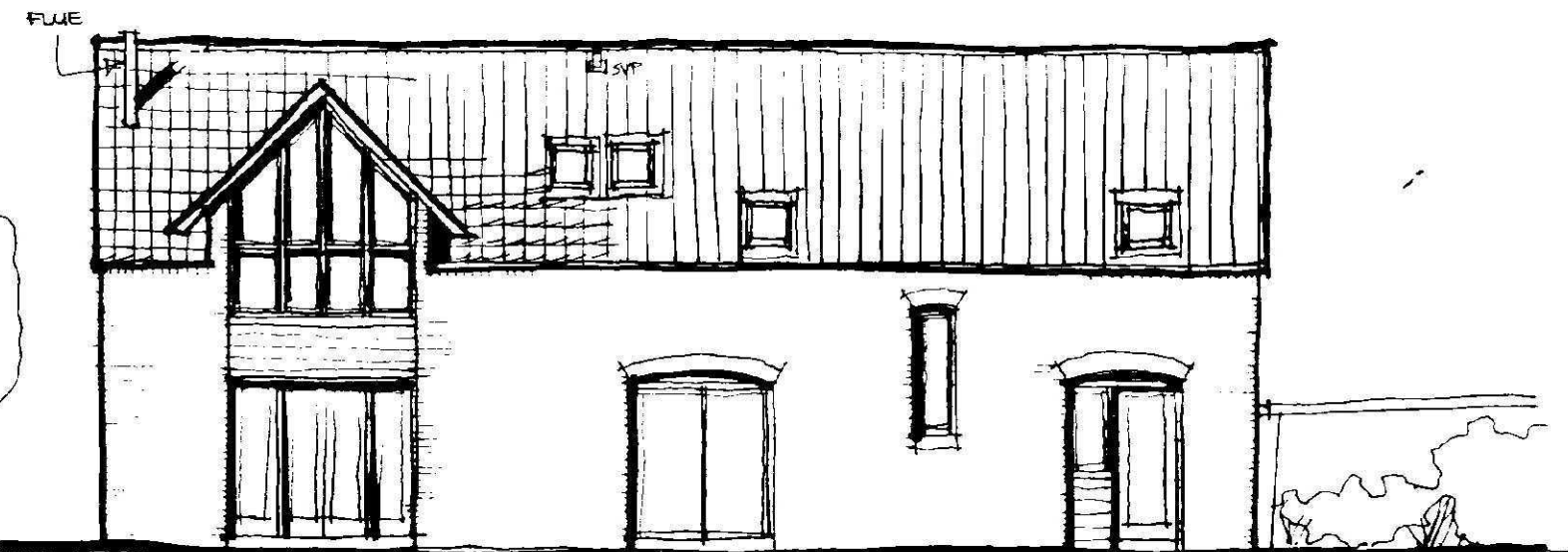
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UNIT 4



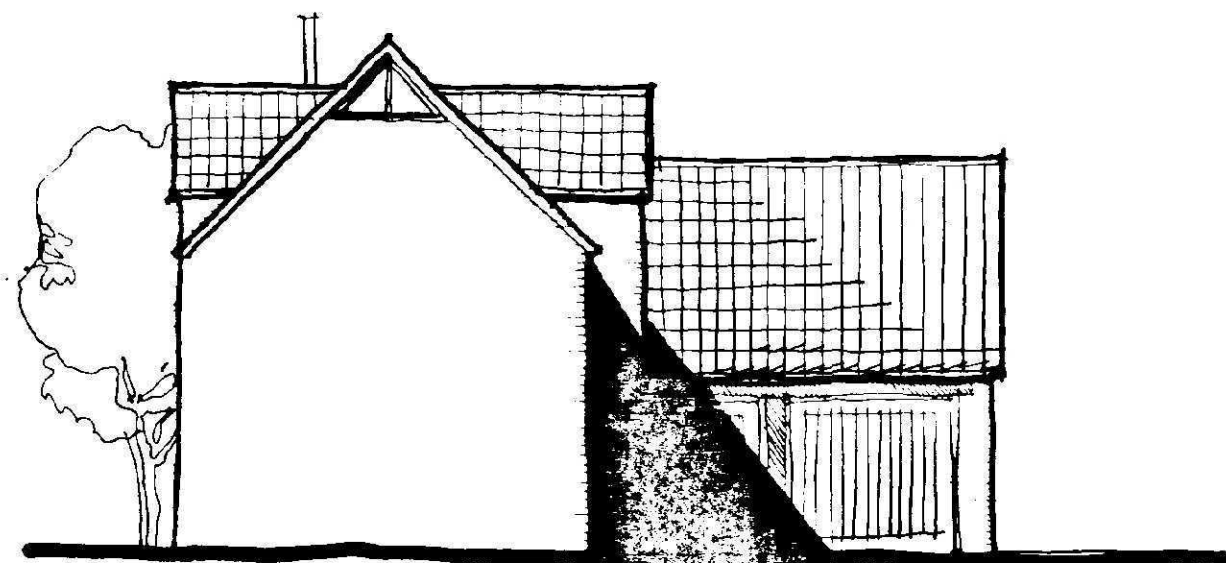
WEST

UNIT 4



SOUTH

UNIT 4



EAST

UNIT 4



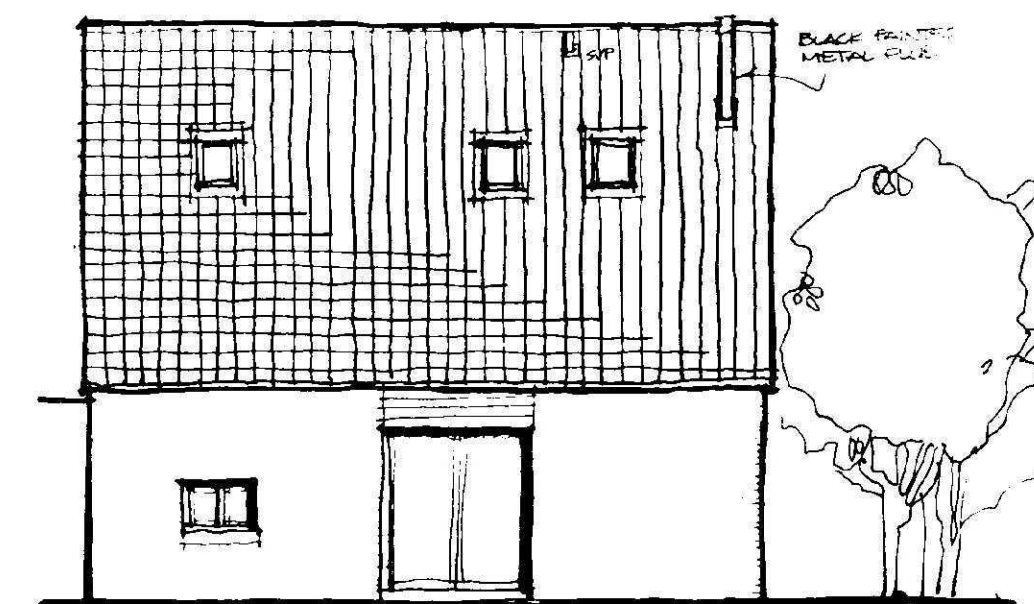
NORTH

UNIT 3



WEST

UNIT 3



SOUTH

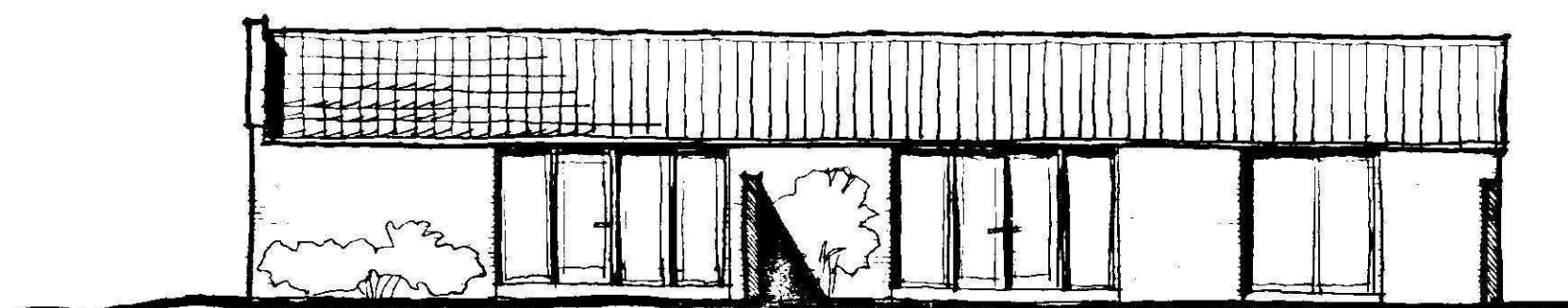
UNIT 3

BLACK PAINTED METAL CLAD

INFLU EXTENSION

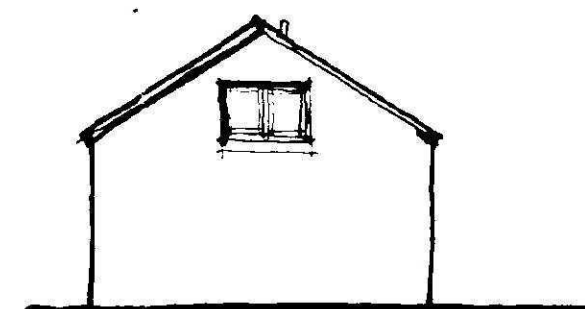
INFLU EXTENSION

SOUTH HOLLAND D.C.
PLAN 10/1
01 DEC 1994
REF 0964/94



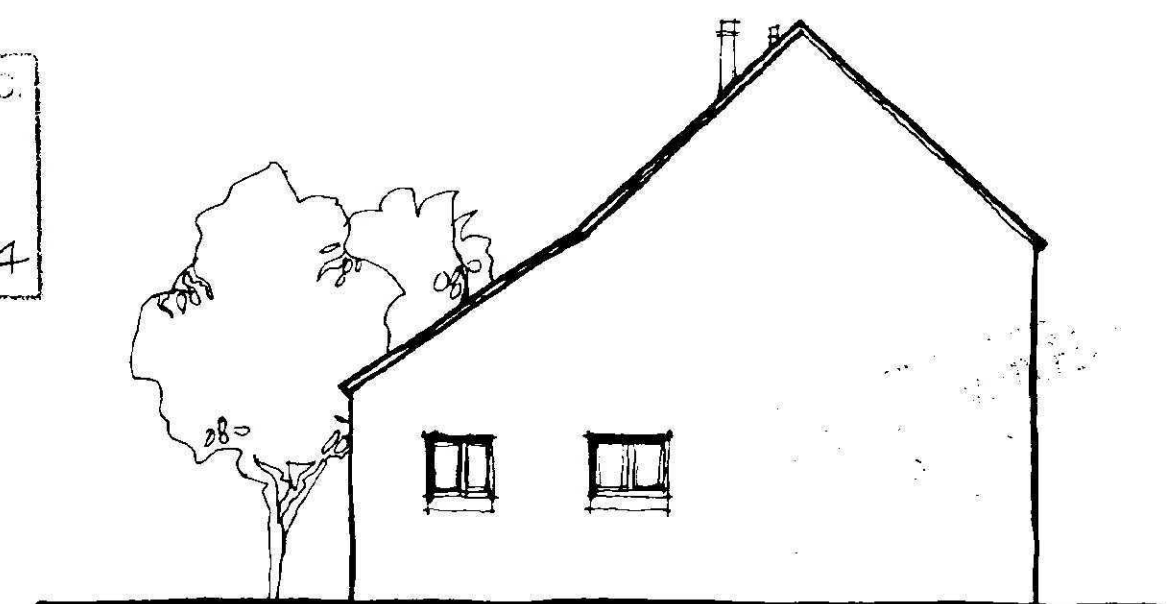
WEST

UNIT 1



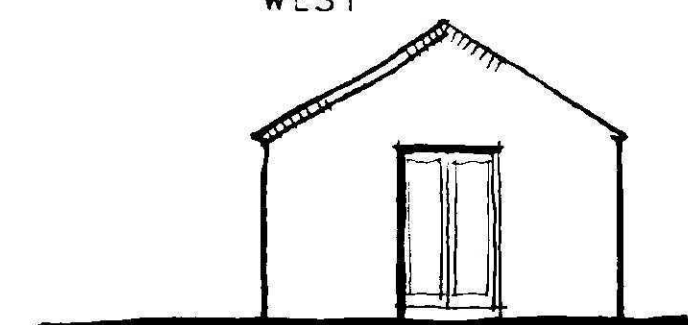
NORTH

UNIT 1

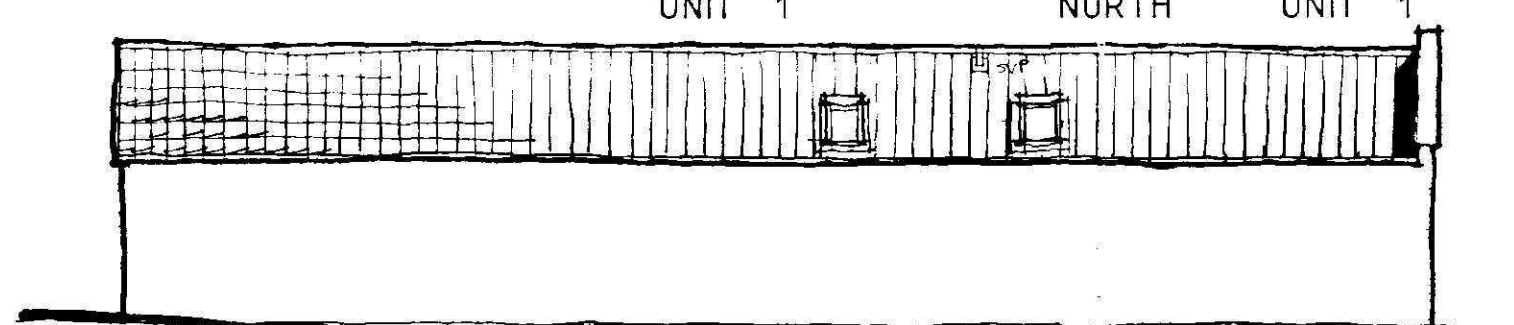


EAST

UNIT 3



SOUTH



EAST

UNIT 1

REV A OCT 89 SURF D FLUES ADDED

AUSTENDIKE HALL

CONVERSION OF BARN & OUTBUILDINGS

PROPOSED ELEVATIONS : UNITS 1, 3 & 4.

1 : 100

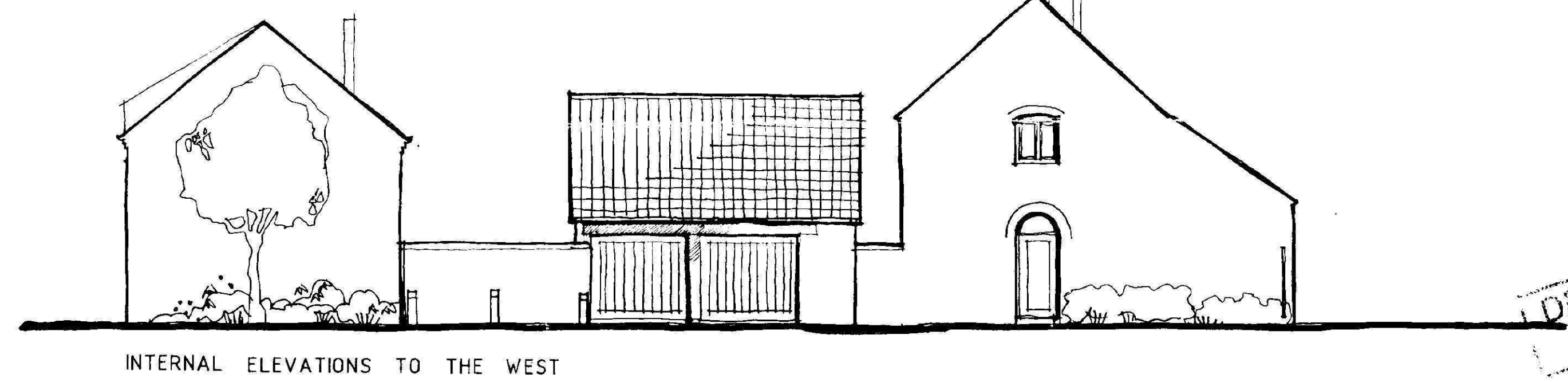
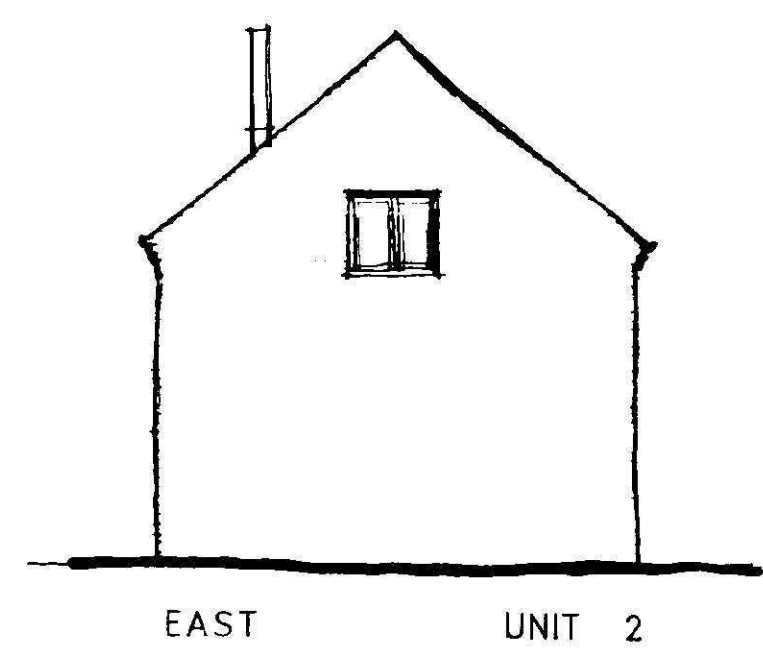
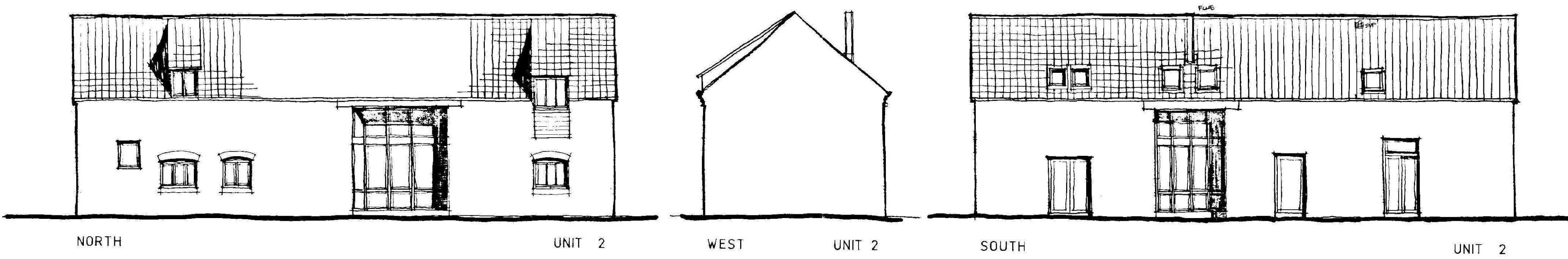
MAY 89

334/11 A

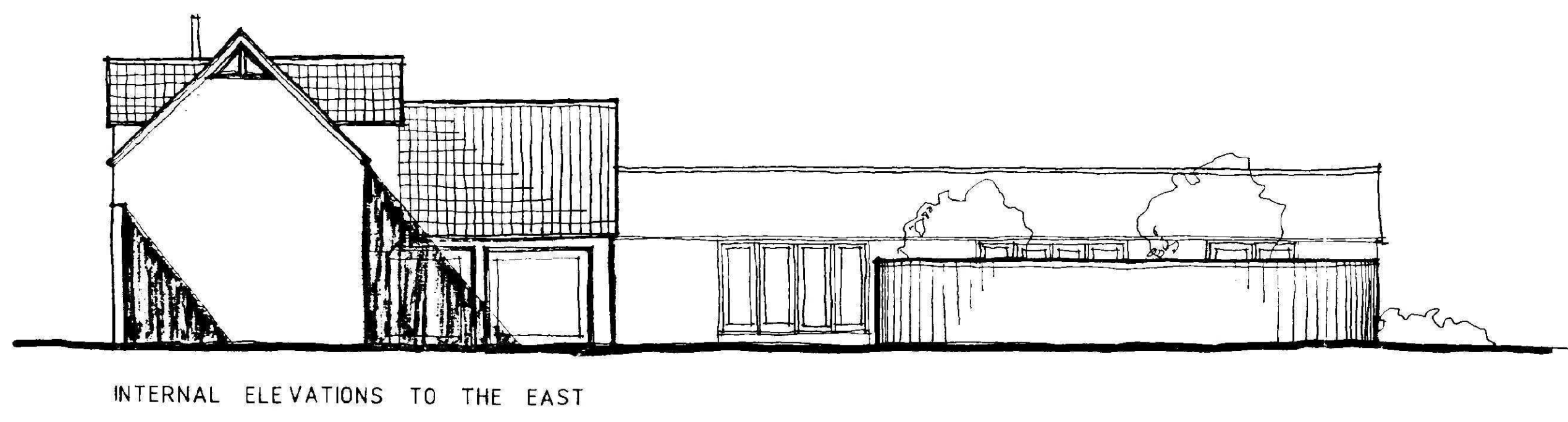
Robert Freakley Associates Architects

Purfleet Quay King's Lynn Norfolk PE30 1HP 0555 762055





DETERMINED
PLAN



SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1994
REF 0964/94

REV A OCT 89 UNIT 2 NORTH WINDOWS, SOUTH ELEVATIONS, UNIT 2 FLUE DISP ADJUST.

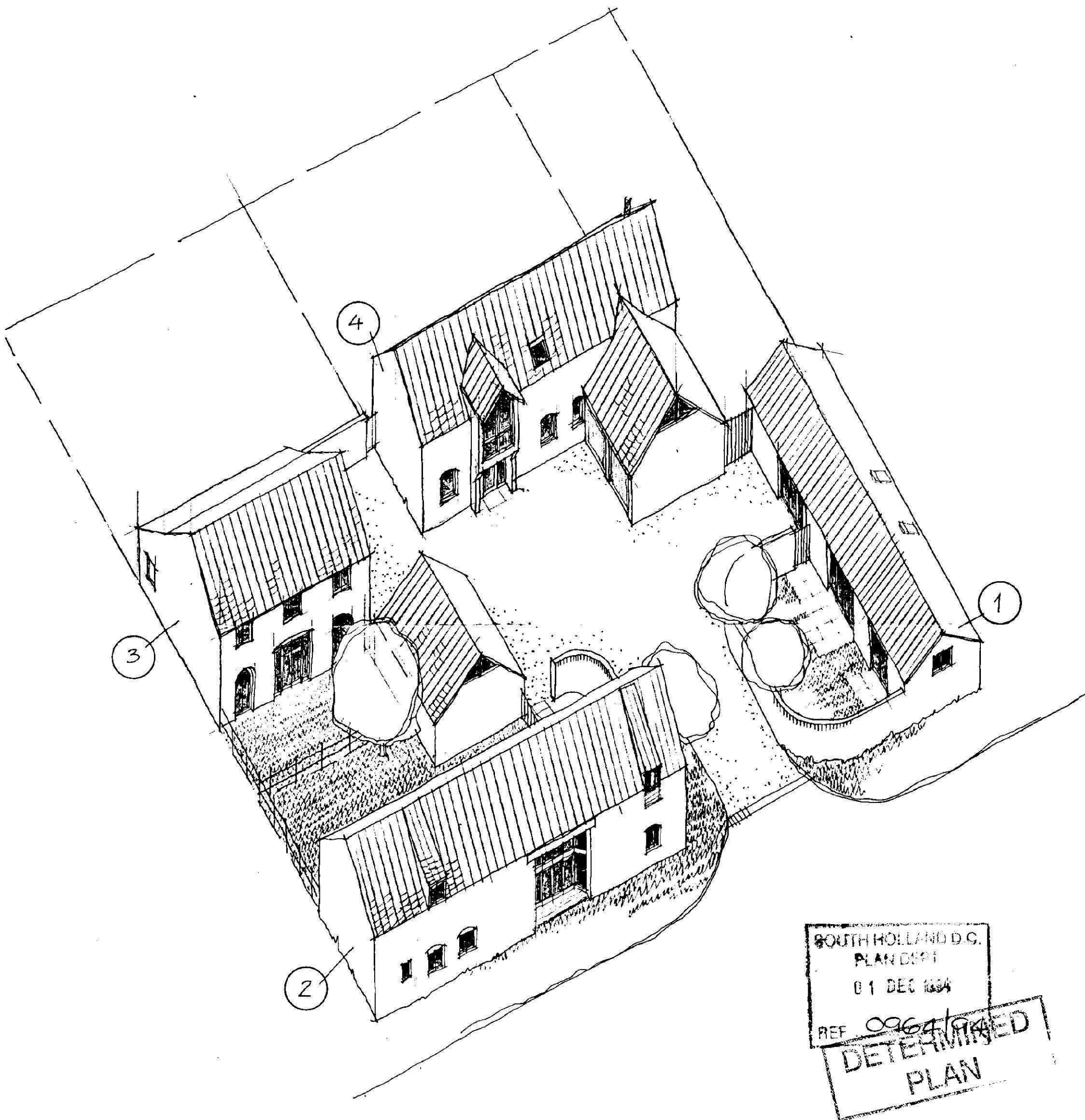
AUSTENDIKE HALL
CONVERSION OF BARN & OUTBUILDINGS
PROPOSED ELEVATIONS : UNIT 2

1 : 100
MAY 89

334/12A

Robert Freakley Associates Architects
Purto Quay Kings Lynn Norfolk PE30 1HP 0553 762055





AUSTENDIKE HALL - CONVERSION OF BARNs.
AERIAL VIEW FROM THE SOUTH-WEST.

APRIL 1989

334/03