

Proposed Barn Conversion

at

Dovehirne Farm

Bourne Road

West Pinchbeck

PE11 3NQ

PLANNING STATEMENT

Clive Wicks Associates

December 2017

1.0 Background

- 1.1 Clive Wicks Associates have been appointed to prepare designs for the conversion of the main barn at Dovehirne Farm, Bourne Road, West Pinchbeck and to make a Full Planning Application for its conversion to residential use.
- 1.2 The aim was to provide a large family dwelling with 4 double bedrooms and a Home Office/Bed 5 as well as high quality living areas.
- 1.3 As well as these living areas there are linked outbuildings which can be used for a variety of opportunities e.g. offices, exercise rooms, play areas, or general storage.
- 1.4 The proposal will provide a superb internal private, landscaped courtyard.
- 1.5 The proposal will have an external area enclosed by trees and new hedgerow, with a farm access retained beyond that area.
- 1.6 The host dwelling has been sold following a bereavement in the family.

2.0 Existing Structure

- 2.1 The existing main 2 storey element of the barn is a marvellous piece of agricultural architecture with 4 identical semi-circular brick arched openings on the west side, facing the internal former crew yard.
 - 2.2 It is unusual to have openings like these with such excellent orientation (usually they face north to prevent overheating in summer months).
 - 2.3 These openings will provide afternoon/evening sunshine into the staircase area and the lounge, with 2 further openings of slightly different character providing ample daylight to the kitchen breakfast area and reception area.
 - 2.4 The open area on the northern element, provides large glazed areas to the dining room and a master bedroom suite on the ground floor.
 - 2.5 Again a further large opening on the ground floor provides folding doors to a bed 5/office area.
 - 2.6 The first floor element which has traditional opening lights will create large bedroom suites with the roof space and its trusses on display.
 - 2.7 The central courtyard which is currently covered by a trussed rafter roof is approx. 28m long and 9m wide, provides the opportunity for a classical private landscaped courtyard, well sheltered but open to sunshine from all directions.
 - 2.8 The existing barn provides a unique opportunity for a special conversion without the need to incorporate new openings. It is, quite frankly, an outstanding development opportunity that will help retain the best of Lincolnshire's agricultural heritage.
3. We have appended 3 reports to this statement, namely Structural Report, Ecological Report, and Desk Top Study/Contamination Report.

3.1 Structural Report by Steve Gilman Design Consulting Engineers

- 3.1.1 The Conclusion of the Structural Appraisal was contained in para 6.13 of the Report, namely:

It can be concluded that from the visual inspection of the Barns and Stables at Dovehirne Farm, West Pinchbeck, that many of the aspects and defects found are common with many similar structures of this age and usage.

Generally, the external and internal brickwork structures were in fair condition with little attention required to enhance and make good for a habitable dwelling.

It is common for Barn roof structures to be undersized by modern standards and when left unmaintained they often require to be replaced, allowing for new membranes, insulation and plasterboard finishes.

We believe that with careful consideration of repair and strengthening, that the structures are suitable for conversion into living accommodation. Further design works and specifications will need developing with the Architect as part of the proposals to ensure compliance with the Building Regulations and maintain the integrity of the existing structural envelope for the future.

- 3.1.2 The conversion of the barns will enable those elements in poor condition to be made good which will ensure that these characterful buildings, which, in many cases illustrate the history of fenland farming, can be left for future generations to appreciate.

3.2 Protective Species Survey by Scarborough Nixon Associates Limited

- 3.2.1 The Ecological and Protected Species Report prepared by Scarborough Nixon Associates Limited noted the following aspects.

Bats

Because the risk of disturbance to bats whilst roosting is very high a licence from Nature England EPS will be required ahead of development work. A detailed mitigation strategy will be required to allow the bats to remain at a 'favourable conservation status' and will suffer no adverse effects as a result of the works. Further survey work on the northern and eastern barns will be required to comply with good Practice Guidelines in order to gather the information required to develop the mitigation strategy.

Two further dusk emergence/dawn re-entry surveys are required between May – August, as well as a winter survey of a potential hibernation roost.

Birds

All of the buildings on the survey site have potential to be used for nesting by species of common bird. Any demolition/site preparation/clearance work should commence outside the active nesting season which typically runs from March through to late August. If work commences during the

bird breeding season, a search for nests should be carried out before they begin, and active nests should be protected until the young fledge.

To make up for the loss of occasional roost by barn owl, one of the following could be installed on the northern edge of the site, away from the road and facing open countryside.

- Barn owl tower i a brick built structure which should be constructed to overlook open countryside
- Tree mounted box
- Pole mounted box i these can be difficult to erect but if used they are best placed along a hedgerow or tree line overlooking open countryside.

Some further precautionary measures and ecological enhancement are required in order to ensure legal compliancy and no net loss to biodiversity. These are as follows:

- Appropriate timing with regard to nesting birds
- Provision of bird boxes

3.3 Flood Risk Assessment

3.3.1 The site is located in Flood Zone 1 so that no Flood Risk Assessment is required.

3.4 Desk Top Study/Contamination Report by Stuart Guy Consulting

The above report is attached to this Statement.

Stuart Goyô's summary states that *“No further investigation is necessary for this site in the absence of any potential sources of contamination that could present a significant risk of harm to the occupiers of the site or to the environment.”*

It is noted that the risk of harm from hydrocarbon contamination was not significant. He also noted that cement stabilised fibrous sheeting should be analysed for the presence of asbestos fibres prior to removal by a competent operator.

No off site source of potential contamination were identified during the site visit.

He finally confirmed that *“Those workers whose main job it is to grade sites or excavate significant quantities of soil could be subject to cumulative exposure to various substances on many sites and they should wear overalls and gloves, even if the soils do not present a significant risk to the health of the workforce. For example, the presence of water contaminated with Weil's disease is a small probability and working on many sites increases the risk of infection to a worker. Localised contamination from small amounts of chemicals that could have been discarded is an unlikely event, but if heavily discoloured or highly odorous materials are encountered, then appropriate advice should be sought.”*

4. Highways Issues

4.1 Visibility at the access is excellent in both directions.

- 4.2 We provide a double garage and on plot turning facilities that allow vehicles to enter and leave the site in forward gear.

5. Drainage

- 5.1 Surface water and foul water design can be a condition of planning permission. It should be noted, however, that it is the conversion of an existing building which will reuse existing soakaways etc., all of which will be upgraded as found to be necessary on site. Foul water will be dealt with via a new bio disc plant and irrigation system, details of which will be provided at Building Regulation stage.

6. Landscaping

- 6.1 This is an existing structure within open countryside so little additional landscaping is necessary. We have, however, indicated a new tree screen and hedgerow along the eastern boundary of the site, full details of which will be provided at clearance of conditions stage.

7. Detailed Design

- 7.1 This has been largely covered in paras 1 and 2, but essentially the concept is to retain all existing walls and window features externally since, remarkably most are in ideal locations. New openings are minimal.
- 7.2 Internal features will be retained wherever possible, bearing in mind the need to provide satisfactory insulation so that the end product can be a highly sustainable structure.
- 7.3 The conversion will enable any defective brick work and other structural elements to be properly repaired to ensure that the quality of the original building can be evident for many years to come.
- 7.4 Our Practice completed work on the barn approx. ½ mile to the south of this site, which, with the assistance of Chris Crew and the considerable efforts of the owner, has created a terrific blend of old and new. We believe that this proposal, which will have no new external features, will provide a similar positive outcome.

8. Conclusion

- 8.1 This is one of the best set of barns our Practice has been involved with and it is unusual in having architectural features such as semi-circular arches in such locations that they can provide excellent internal well-lit accommodation.
- 8.2 The private courtyard has the potential if landscaped properly, to be outstanding.
- 8.3 We hope, therefore, that officers and members will agree and that these structures can be refurbished to enhance the area for many years to come.