DESIGN & ACCESS STATEMENT

For

PROPOSED DISMANTLING AND RE-ERECTION OF OUTBUILDING TO FORM RESIDENTIAL ACCOMMODATION ANCILLARY TO HOST DWELLING

At

NORTHGATE FARM HOUSE
NORTHGATE
WEST PINCHBECK
SPALDING
LINCOLNSHIRE
PE11 3TB

For

MRS MARY ADAMS

PLANNING APPLICATION ISSUE

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Application Summary

- This application seeks to obtain householder development approval to demolish a single storey outbuilding and then reconstruct it on the same site.

- There is an extant approval for this site which includes the erection of a two storey extension to the host dwelling together with the conversion of this barn to provide residual residential accommodation ancillary to the host dwelling. The planning reference for this is H14-0842-21 and this was implemented when the two storey extension was constructed in 2023.

- The conversion of the outbuilding originally included for a bedroom which was intended for guest use. However, since the approval was granted, the applicant has had a further child, which unfortunately was born with a rare genetic syndrome (Kabuki Syndrome). Most people with Kabuki Syndrome will not progress to live independently and as such the guest accommodation will now need to provide semi-independent accommodation for the child as she reaches maturity. The symptoms of this syndrome include immunosuppression and the living environment will therefore need to be to a reasonable standard. Having investigated the construction of the existing outbuilding it is considered that extant issues with general damp, moisture ingress and material contamination associated with historic livestock use will mean that conversion will not provide a suitable environment. It is therefore now proposed that the building be dismantled and rebuilt to modern constructional standards.

- The outbuilding is not listed (neither is the host dwelling) but it is recognised that it does have some historic appeal and charm. It is therefore proposed that the general details of the building be replicated in the new construction. Consequently these have been recorded in detail.

- The extant approval has already been implemented by the construction of the two storey extension. That approval established in principle that use of the outbuilding for additional residential accommodation ancillary to the host dwelling is acceptable in planning terms. However, the approval allows this to be achieved by conversion, not demolition and rebuild. This application is therefore required to obtain approval for the demolition and rebuild.

Index

	Page number
Application Summary	2
Site Observation & Analysis	4
The Proposal	7
Site Appraisal	8
Design Statement	9
Access Statement	10
Appendix A – Photos of Outbuilding 1	11

Site observation and analysis

Site observation:

Location:

The site address is Northgate Farm House, Northgate, West Pinchbeck, Spalding, Lincolnshire, PE11 3TB. This is located on the north side of Northgate, approximately 750m east of its junction with Six House Bank. The location of the site can also be referred to via the following methods:

Grid reference	-	TF 20307 26357
Easting / Northing	-	520307, 326357
Lat/ Long	-	52º49'17''N, 000º12'58'W
What3Word	-	rivals.cattle.preparing

Refer to drawing A1529-10 rev P1 and figure 01 below for the location and extent.

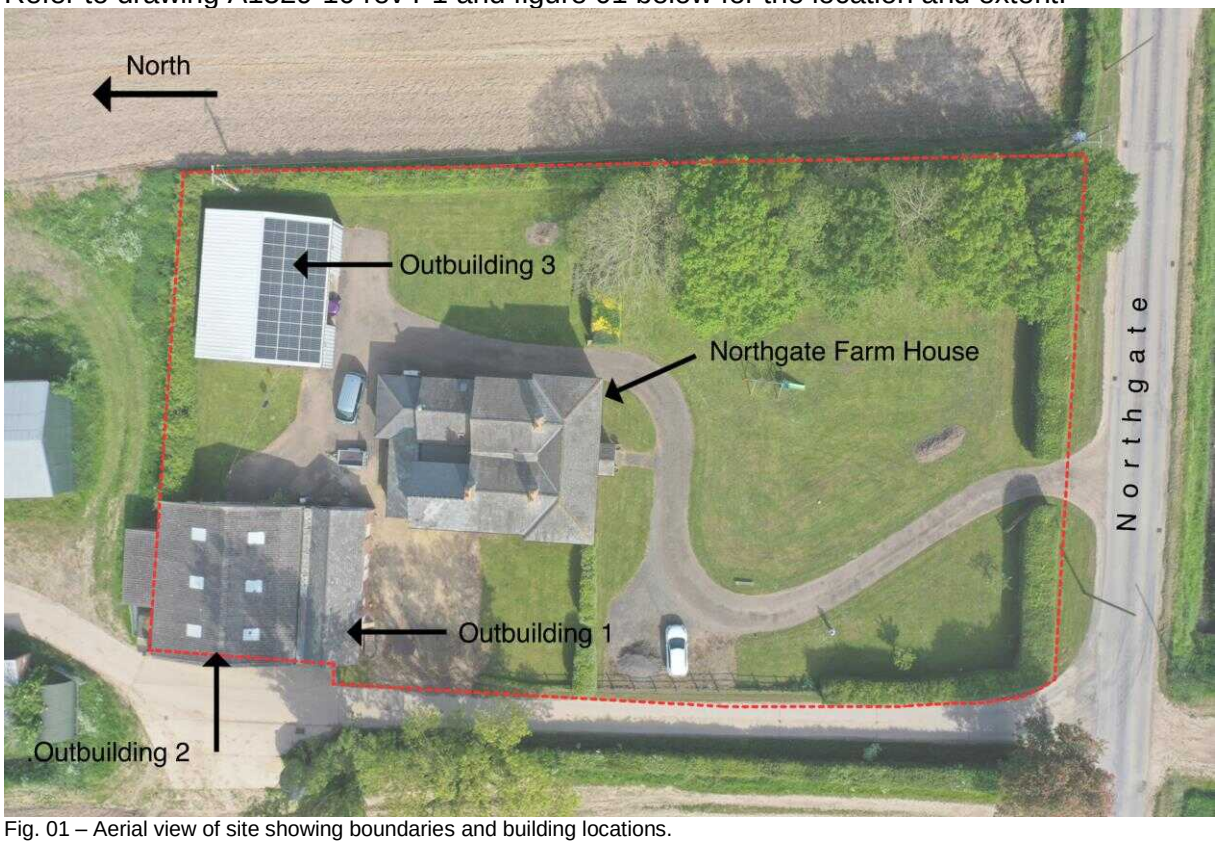


Fig. 01 – Aerial view of site showing boundaries and building locations.

Boundaries:

Outbuilding 1 is located towards the north-west corner of what is a largely rectangular site. Its west gable forms part of the west boundary of the site, however the remainder of the building is remote from all other boundaries. However, for completeness the following information is provided.

The east boundary is defined by hedging, with trees at the south end (fig. 02). This boundary is located approximately 29m from the outbuilding. Beyond this boundary is a field in agricultural use, and beyond this is a pair of semi-detached houses (a further 50m or so away).

The south boundary is again defined by hedging (fig. 03). This boundary is located approximately 57m from the outbuilding. Beyond this boundary is a grass verge, then Northgate (highway) and then open fields in agricultural use.

The west boundary is defined by hedging at its southern end, and by a timber post and rail fence to the central section (fig. 04). The northern sections of the west boundary are defined by the west gable of this outbuilding and then the west elevation of an abutting larger barn to the north (outbuilding 2). The west boundary aligns with the west gable of the outbuilding. Beyond this boundary is a vehicular route giving access to the adjacent farm and dog-walking area to the north. There are a small number of trees on the opposite side of the access route.

The north boundary is defined by the external wall of outbuilding 2 and by hedging behind outbuilding 3 (fig. 05). This boundary is located approximately 7m from the north wall of the outbuilding that is proposed to be rebuilt.


Fig. 02 – East boundary, defined by hedges and trees.


Fig. 03 – South boundary, defined by hedging.


Fig. 04 – West boundary, defined by hedges and fencing


Fig. 05 – North boundary, defined by hedging and a building.

Size and topography:

The wider Northgate Farm House site is broadly rectangular in shape with its major axis running north to south, this being approximately 72m long (maximum). The east to west dimension of the site is approximately 45m (maximum). The site is generally level.

Use and development:

Northgate Farm House is an attractive, two storey dwelling that sits at the centre of the site (fig. 06). There are three associated outbuildings. The outbuilding proposal for rebuilding is immediately to the north-west of the host dwelling (outbuilding 1 – fig 07). This is of single storey form and of traditional brick construction with a slate roof.

Immediately abutting this on its north side is a larger, more modern storage shed that runs up to the north boundary of the site (outbuilding 2 – fig.01). The third outbuilding is a modern portal framed shed with steel claddings that is believed to be used for storage and as a workshop, and sits north-east of the host dwelling (outbuilding 3 – fig.01). The reminder of the site is generally soft landscaping.



Fig. 06 – Northgate Farm House



Fig. 07 – Outbuilding 1

Infrastructure and vehicle movements:

The site is in a rural location between West Pinchbeck and Pinchbeck. Northgate is sufficiently wide to accommodate two directional traffic, but it is not a major highway. It is used by private cars, as well as commercial and agricultural vehicles, the predominant users locally.

Landscaping:

The area in which the site is located is predominantly agricultural. It is characterized by large fields with some limited areas of headland. Field edges are commonly defined by lanes or drains, through some hedging remains, sporadically. Built development is predominantly in ribbon form so there are some trees and more formalized landscaping in private gardens. There are some trees in the south-east corner of the site, and to the west of the site, but these are limited in number. The ground immediately south of the barn is grassed as a private lawn, within which there are some modest trees and shrubs.

Amenities

Spalding is a Market Town that has a full range of amenities and transport facilities located approximately 6 miles from the site. There are further amenities locally in Pinchbeck and a small range (school etc) in West Pinchbeck.

Context - general development

In general, development along Northgate takes the form of bungalows, two storey dwellings, dwellings formed from converted barns, and some agricultural buildings. Development is in a continuous ribbon to the west of the site near Six House Bank, but becomes more sporadic moving east past this site and towards Pinchbeck.

The surrounding land is in all in agricultural use.

Architectural context

Northgate Farm House is believed to have once formed part of a 19th Century farmstead. Only the host dwelling now survives, together with the barn that is scheduled for rebuilding, all other buildings on the site are modern. The host dwelling is built of brick which is in English Garden wall bond, two courses of stretchers to 1 course of headers. It has a pitched roof, slate covered, with a generous overhanging eaves with timber detailing (fig.08) Windows are generally of painted timber, in vertical sliding sash form. The barn which forms the focus of this application is similarly constructed of brick with a pitched roof with slate covering (fig. 09). Here however brick bond varies. Windows and external doors are painted timber, though not in vertical sliding sash configuration. The rear (north) of the building has a later brick and asbestos sheet barn abutting it, consequently the north elevation is no longer visible. For further details of the barn refer to appendix A. The third outbuilding on the site is of modern steel construction as is of no architectural or historic interest.



Fig. 08 – Northgate Farm House



Fig. 09 – Outbuilding 1, barn to be rebuilt.

The Proposal

The proposal seeks approval for the following:

The dismantling of the single storey brick barn (outbuilding 1). The reconstruction of the outbuilding in the same location but constructed to modern standards. The proposal is to construct the building using bricks to match the extension that was constructed on the rear of the hoist dwelling in 2023, against which it will be seen. The intention is to reflect the existing detailing on the south elevation of this barn, though not necessarily on the other elevations since they are of lower aesthetic quality and have been altered over time.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. Northgate Farm House is not listed, neither is the outbuilding that forms the focus of this application.

2. The outbuilding nonetheless has historic charm and there is some merit in reflecting this in the proposal.

3. The potential standard achievable through conversion would not be suitable for the intended use (given the previously described medical condition).

4. The demolition of the outbuilding would not represent a significant loss, particularly if the new construction reflected the original design, especially to the south elevation.

5. The extant approval has established that the use of this building for additional residential accommodation ancillary to the host dwelling is acceptable in planning terms.

Design Statement

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.
It is proposed that the outbuilding be dismantled and that it be reconstructed to reflect the original appearance but to modern constructional standards.

Justification:
Although the original building will be lost, the new build will reflect its appearance and will be located in the same position, retaining its relationship to Northgate Farm House. The use of modern construction standards will ensure an internal environment to the standard required for occupation and will also ensure energy conservation to a good standard.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The building is currently under-utilized. It is used for storage for Northgate Farm House. The wider site is in residential use and the proposed use for ancillary residential accommodation is therefore appropriate for this site.

Amount

The proposal seeks to demolish and rebuild to approximately the same footprint. Overall, therefore any change in floor area will be insignificant.

Layout
The proposal seeks to locate the building as was originally the case. The plan form has then been divided logically taking account of the area available and the location of window and door openings. This is logical and appropriate for this site.

Scale

It is proposed that the scale of the existing building be reflected in the new. This is again logical and appropriate.

Landscaping

The proposals have no impact in terms of landscaping. The full site area to be developed has been previously developed or is hard surfaced. It will not be necessary to remove any trees.

Appearance

The proposal is to rebuild the barn to reflect its original appearance, particularly to the south elevation which is of the higher quality. This again appears contextually appropriate for the site.

Access Statement:

It is proposed that a level access threshold is achieved on the guestroom door. Other access points are secondary and will not require the same provision. This is a residential site, the design will comply with the requirements of Approved Document M of the Building Regulations as far as they are appropriate.

Appendix A – Outbuilding 1 photographs:



Fig. 10 – General view of south elevation



Fig. 11 – General view of west elevation



Fig. 12 – General view towards north elevation (completely concealed by outbuilding 2).



Fig. 13 – General view of east elevation



Fig. 14 – Aerial view of roof (outbuilding 1 is nearest the base of the photograph).



Fig. 15 – View of south elevation, west window.



Fig. 16 – View of south elevation, west door.



Fig. 17 – View of south elevation, central window.



Fig. 18 – View of south elevation, central door.



Fig. 19 – View of south elevation, west door.



Fig. 20 – Detail of stone restraint block and ring in south elevation.



Fig. 21 – Corner buttress detail (south-east corner).



Fig. 22 – Interior view, west room, looking south.



Fig. 23 – Interior view, west room, looking west.



Fig. 24 – Interior view, west room, llooking north.



Fig. 25 – Interior view, west room, looking east.



Fig. 26 – Interior view, west room, box gutter detail.



Fig. 27 – Interior view, west room, internal hatch detail in east wall, south corner.



Fig. 28 – Interior view, west room, floor detail (modern concrete floor).



Fig. 29 – Interior view, west room, ceiling to roof detail.



Fig. 30 – Interior view, central room, looking south.



Fig. 31 – Interior view, central room, looking west.



Fig. 32 – Interior view, central room, looking north.



Fig. 33 – Interior view, central room, looking east.



Fig. 34 – Interior view, central room, internal hatch detail in west wall.



Fig. 35 – Interior view, central room, former window opening detail in north wall.


Fig. 36 – Interior view, east room, looking south.


Fig. 37 – Interior view, east room, looking west.



Fig. 38 – Interior view, east room, looking north.



Fig. 39 – Interior view, east room, looking east.



Fig. 40 – Interior view, east room, brick fitting detail in south-east corner.

END