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Supporting Statement

Leaves Lake Drove, West Pinchbeck. PE11 3QJ



Proposed change of use of agricultural buildings
to create a new dwelling

Applicant : Pat Lewis & Sons

Dec 2017

Ref:D&A.102-06

Design

Site Assessment

Location

Image reproduced from Google



The development site is positioned between Enderby & Castle Farm, Leaves Lake Drove, West Pinchbeck, PE11 3QJ
The National Grid Reference of the central point of the site is TF190250

The development area is 0.3Ha.
Please refer to drawing number 102-06-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly agricultural with sporadic residential properties. Six House Bank to the west is mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

Evaluation & Design

Instead of submitting a prior approval application it was decided at an early stage to apply for full planning as the complex would benefit from reinstatement of some of the historic layout of the barns, namely the wing to the west. This would enable the formation of a traditional crew yard arrangement in which to provide suitable parking and turning, therefore preserving the existing appearance/nature of the agricultural buildings.

During the site analysis process and on reflection of the sites context as a whole, it was decided that a single large dwelling would most suit the site & its surroundings. Preserving the scale of the existing barn complex would be most in keeping with the character and context of the site.

As far as the appearance of the actual barns were concerned it was felt, for it to be a successful residential barn conversion design scheme, it should be 'true to the building'. Therefore a light touch was needed to ensure that the barns retained their essential character and form, and do not simply get turned into a house.

Scale

The scale & arrangement of the remaining barns convey the sense of an historic farmyard, forming an important element of the building group on site and therefore contributing greatly to the context of the immediate & surrounding area.

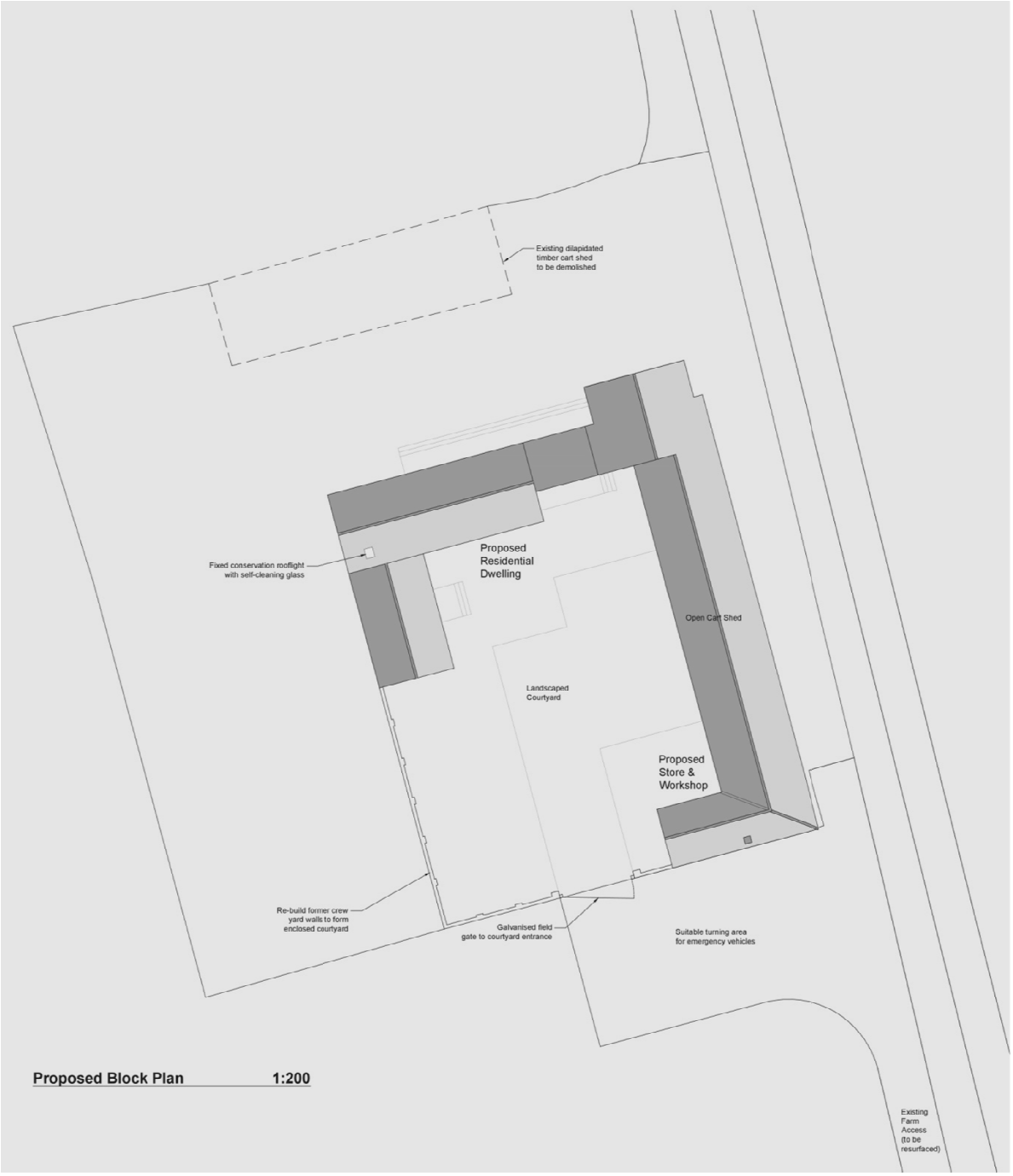
The western barn range is over 32m long and the north range is approximately 25m.
Both ranges are based on an internal building width of no more than 5m, typical of local traditional barns in the area due to the purlin & tie beam roof construction.

The majority of the barn ranges are of single storey construction with hipped & gabled roofs.
The main north range barn is of two storey construction with gabled roof, with hayloft above. No doubt this would have been used as a granary type building.

The barn ranges originally formed a traditional 'U' shaped footprint with a central fold yard flanked by shelter sheds to the east & west and a granary barn to the north(see historical map extract on page 6) Part of the east range, which would have mirrored the west no doubt, is no longer in existence other than the dilapidated & collapsed sections of walls. The majority of the roof to the western range is missing leaving outbuildings linked via the original barn wall.

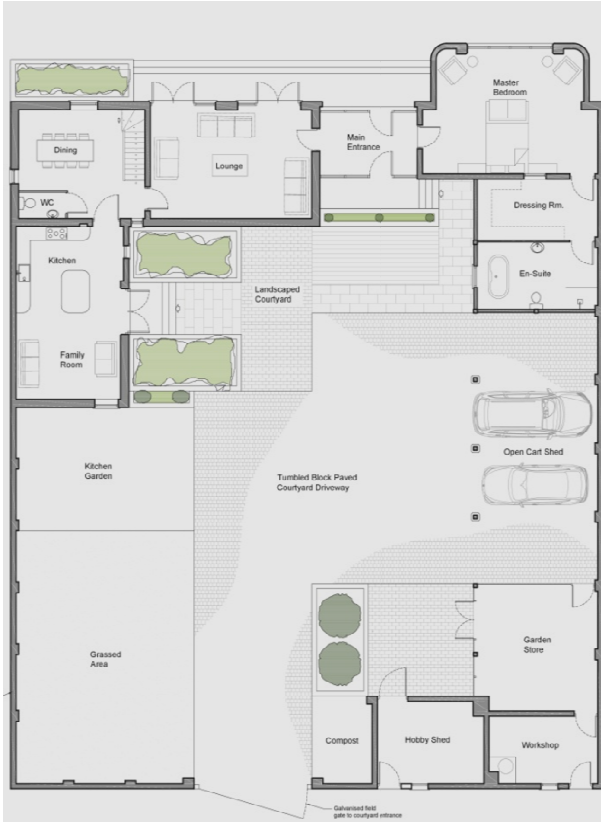
The proposals involve working 'with' the buildings and not against them. The western range roof has been reinstated using the remaining gable wall as a template, with a new section of roof being formed above the north western machinery outbuilding forming a seemless continuation of the historic roofscape. The reformed western roofscape will house a modest oak frame & timber clad ensuite extension along with open cartshed parking area and timber frame & clad garden storage.
A modern & contemporary frameless glass link has been incorporated as an entrance area to effectively bring the range of buildings together while keeping them apart visually, therefore both conserving & enhancing the buildings in their current architectural form.

Keeping alterations to the building envelope to a minimum, with sympathetic architectural additions has both reinstated & preserved the barn complexes historic form & scale.

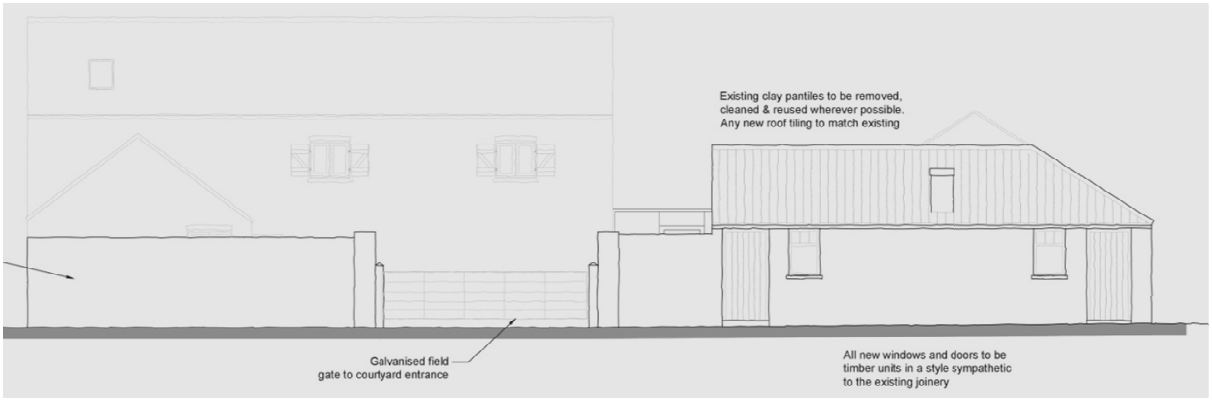


Layout

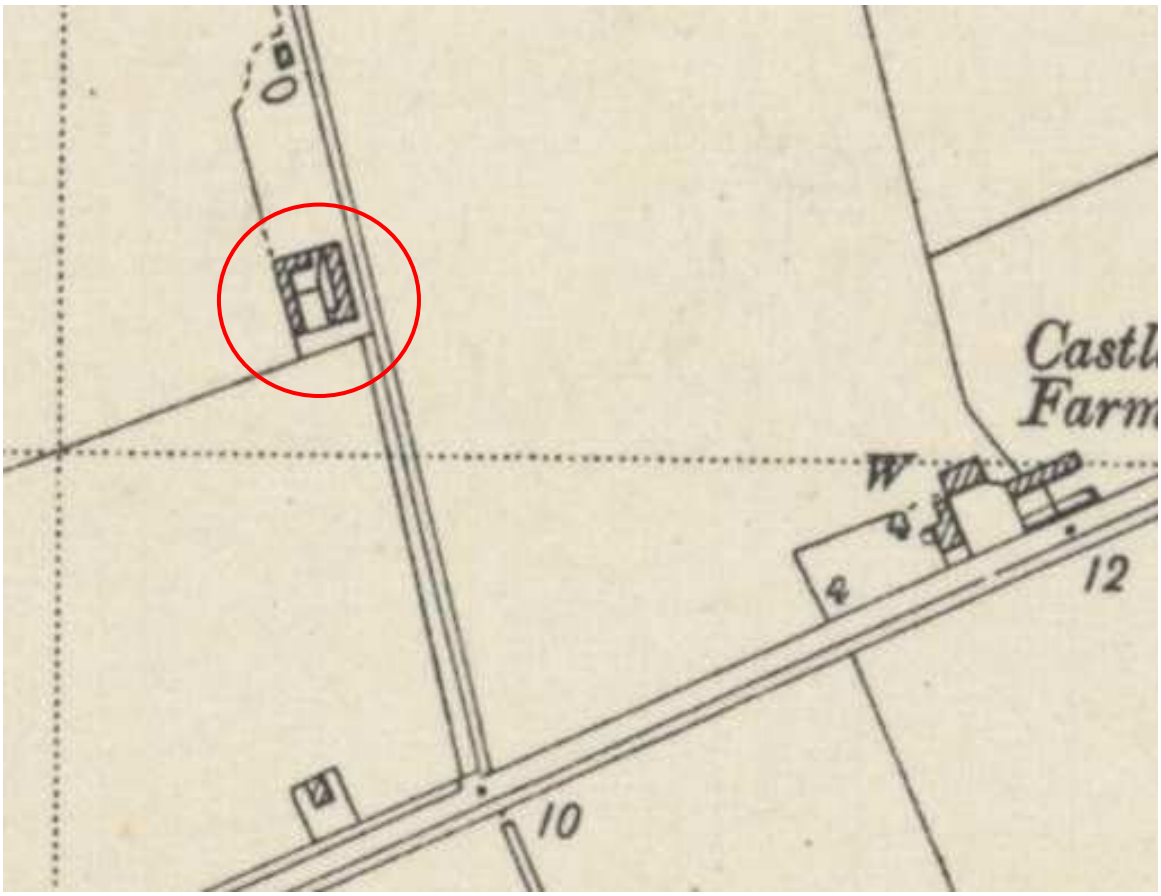
The layout of the barn complex will include a residential conversion of the barns themselves to a large single dwelling. Internal sub-division has been kept to a minimum & the roof structure visible as much as possible to preserve the openness of the original barns while providing the necessary accommodation for it to function as a dwelling. Existing rooms & openings have been utilised wherever possible with newly formed openings kept to an absolute minimum & restricted to the inside of the building to link the existing rooms & help the internal layout flow.



The reinstated & renovated central fold yard will be used to form an enclosed amenity space made up of a suitably landscaped courtyard with kitchen garden, lawned area and block paved courtyard driveway providing a vehicular turning & parking area utilising the reformed open cart shed sections of the barns. Existing hard standing areas will therefore remain unaltered apart from a newly formed gravel access driveway leading to the courtyards rebuilt agricultural gated access.



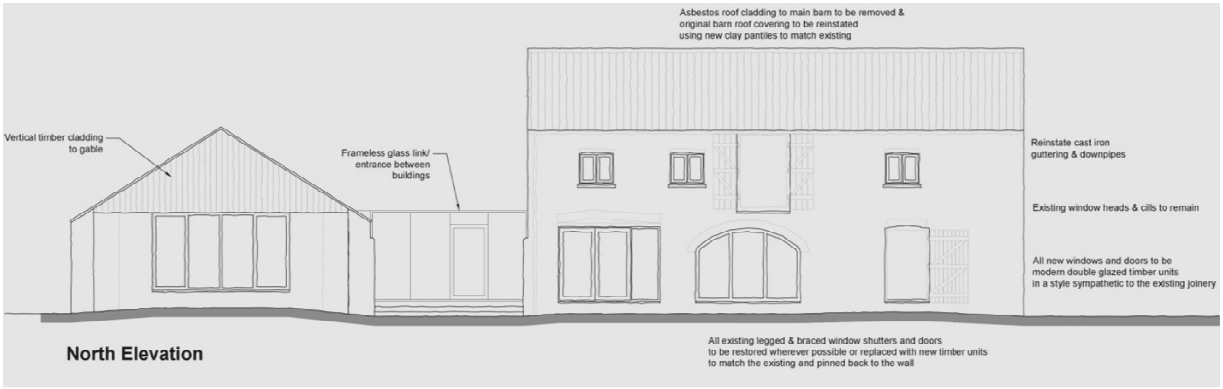
It is proposed to make use of the rebuilt gated courtyard entrance & provide a gravelled turning area in front for emergency vehicles. The newly surfaced existing farm track will add to the scale & grandeur of the barn complex giving a sense of occasion when approaching the dwelling. In turn giving a more direct access to & making use of the rebuilt gated access to the central fold yard.



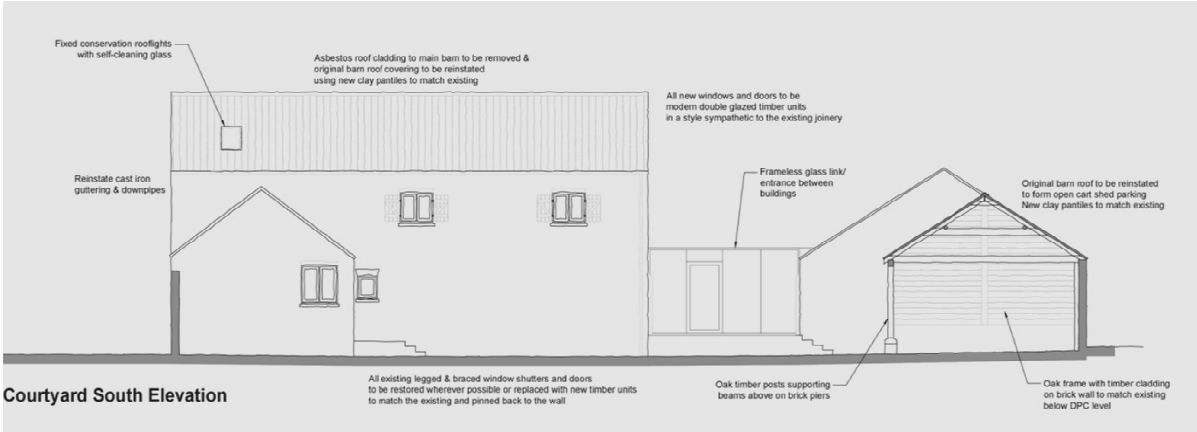
The layout design of the development will therefore ensure the external surroundings will remain in context with the open agricultural character of the site, keeping domestic sundries concealed from public view, while preserving the historic & traditional 'U' shaped footprint from the outside as shown on the historic map extract above.

Appearance

The drawings accompanying the application clearly show the external envelope of the building will undergo minor & sympathetic reinstatement of the barn complex's historic form & scale. All existing openings are to be utilised with feature joinery & glazing, making best use of borrowed light, therefore negating the need for additional external openings.



The conversion of the redundant barns has been designed to be sympathetic to the buildings historic & architectural character, retaining as many existing features as possible with limited external changes.



All existing external materials will be retained where ever possible. For example all existing legged & braced window shutters and doors to be restored wherever possible or replaced with new timber units to match the existing and pinned back to the wall.

Any building work required, namely bricking up existing floor level door openings to the height of the new finished floor level to alleviate flood concerns, will use reclaimed materials to match existing.
The internal layout has been designed to make best use of existing openings with only lightweight non load-bearing partitions to be used for all new internal walls. Any new openings are restricted to the inside of the building to link the existing rooms.

Proposed floor levels will be raised as per the flood risk assessment, giving the opportunity to introduce any precautionary gas membranes or other detailed construction protective measures deemed necessary or desirable to negate the low risk of any possible contaminants.

The carefully thought out site layout proportions, elevational treatments & existing building scales are all carefully designed to reflect the existing traditional agricultural surroundings. The proposed residential conversion will blend in seamlessly with the neighbouring area.
The sites overall appearance is designed to be inconspicuous while complementing and enhancing the area & not be attritional with it or try to stand out by creating a new landmark.



Existing internal features have been retained wherever possible and utilised as features.

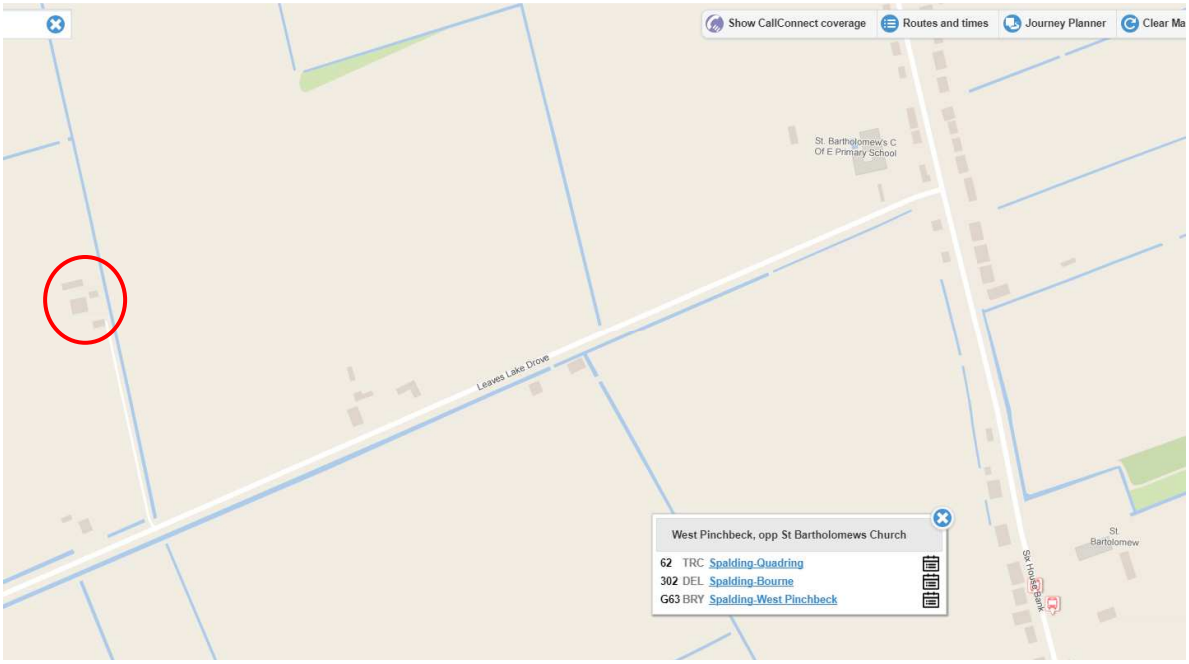
Lightweight PIR insulation solutions will be used throughout, recognizing the hydroscopic & vapour characteristics of the current/future building, construction techniques commonly used & particularly suited to barn conversions of this type. This will also negate the need for any new structural elements & minimise the impact on the open character of the barn.

Please refer to drawing numbers 102-06-DD01, 102-06-DD02, 102-06-ED01 & 102-06-ED02 for further details of the external appearance of the buildings.

In general the conversion will be sympathetic to the architectural nature of the existing agricultural buildings with existing openings being utilised, having existing openings/windows replaced with new traditional timber windows or feature doors/glazed panels, existing external materials will be retained where possible with replacements matching existing. External alterations will be limited with existing floor level door openings being bricked up to the height of the new finished floor level to alleviate flood concerns. The external envelope of the buildings will only be altered from its current form to reinstate the historic layout & appearance of the agricultural complex.

Access

The existing farm access will be used & resurfaced to a construction suitable for access for emergency vehicles
Existing areas of hardcore surrounding the building are to be utilised to form an internal block paved courtyard driveway providing vehicular turning & a covered parking area within the existing open cart shed for numerous vehicles. A new hardcored area to the front gate will provide suitable turning for a fire truck at the end of the new driveway.



The nearest bus stop is approximately 1.3km away, providing easy access to the surrounding main population centres.

As regards disabled access to the buildings, as the difference in levels between the newly formed floor levels & existing will not allow for a ramped access from within the courtyard areas, ambulant steps & landings will be provided. A suitable ramped approach can be provided to the north elevation entrance however. Internal circulation and toilet facilities within the building are all in accordance with modern building regulation requirements.
All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Other Information

Flood Risk

Please see submitted flood risk assessment prepared by S HEMMINGS

Structural Report

Please refer to the submitted structural report demonstrating the barns are capable of conversion to residential

Ecology

Please refer to the submitted Ecology & Protected Species Survey

Contamination Risks

The applicant is not aware of any history of any contamination on site. On visual inspection there is no evidence of contamination or filled waste areas on site.
To the best of our knowledge no areas of landfill or filled quarries are in close proximity, also highly doubtful due to the nature and arrangement of the buildings & curtilage.
The risk of contamination due to past uses is extremely low due to the buildings having impermeable concrete floors.
Should however any situation arise where evidence of contamination becomes apparent during the works, the council will be informed immediately and all work will cease until further investigation & remedial measures have been put in place.
As mentioned previously in this statement, the raising of the existing ground floors also gives the opportunity to introduce any precautionary gas membranes or other detailed construction protective measures deemed necessary or desirable to negate the low risk of any possible contaminants.