

**Proposed Barn conversion  
at  
The Laurels, Wood Lane,  
Quadring Eaudike, Spalding. PE11 4SS**



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Fig.1: Map showing the site location in relation to Donnington

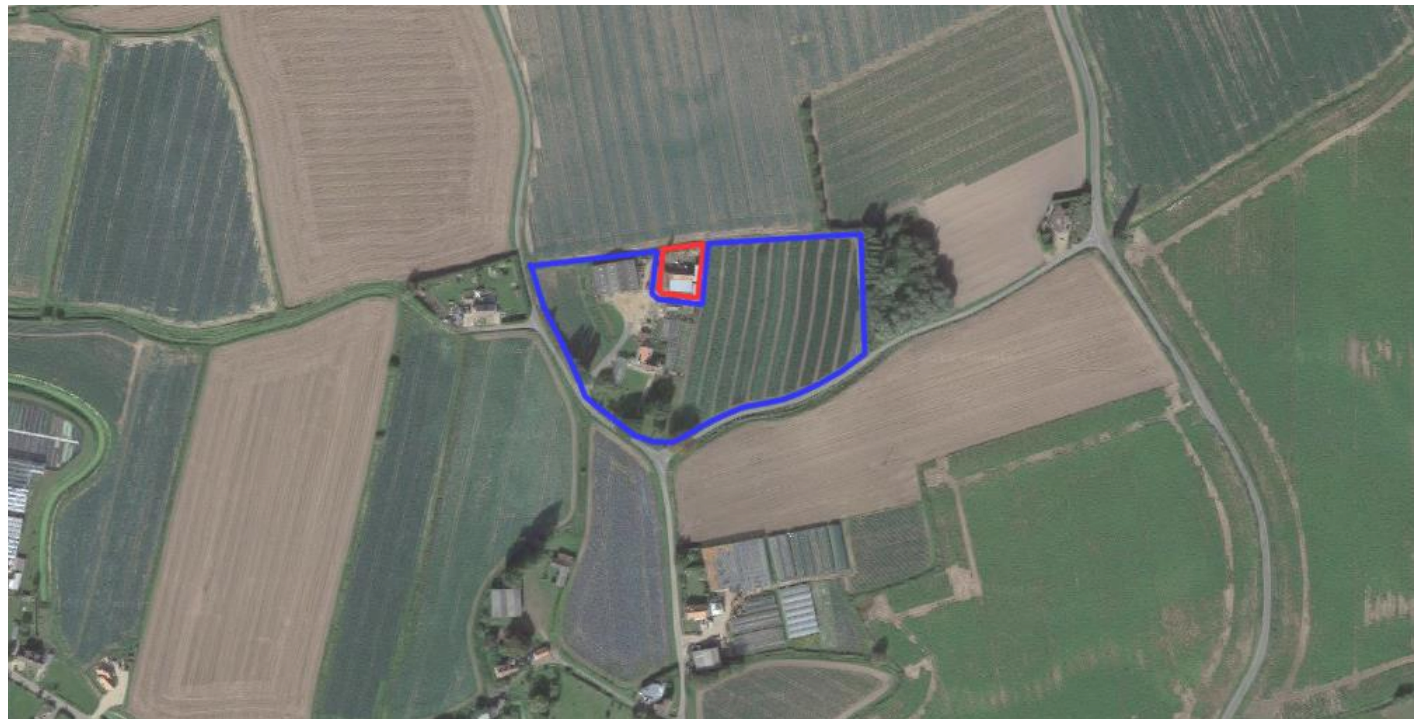


Fig.2: Map showing the site boundary's within context

## 1.0 INTRODUCTION

- 1.1 This Design and Access Statement supports the planning application submitted on behalf of Mr & Mrs Clark to seek full planning permission for a conversion of 2 attached existing barns into 2 no. dwellings.
- 1.2 The following section of this statement provide details of the site and surrounding area, proposed development and relevant planning policy.
- 1.3 This Design and Access Statement should be read in conjunction with the planning application, supporting submitted drawings and documents.
- 1.4 The barns which are part of this application are traditional brick built barns with traditional pantile roofs, single and 2 storeys in height. Both barns have been previously utilised by the farm on site, but are currently used for storage and have become redundant for the modern agricultural requirements of the farm.

The clients are looking to convert both barns into dwellings, therefore bringing them back into use rather than falling into disrepair. It is intended to change the use of agricultural land to form garden areas to serve the proposed dwellings.

## 2.0 SITE AND SURROUNDING AREA

- 2.1 The site is located in the hamlet of Quadring Eaudike, which is in the South Holland district of Lincolnshire. The site is set in the countryside approximately 2 miles from the village of Donnington.
- 2.2 The site is located approximately 1 mile from the A152 road, and is accessed via rural roads. Most of the surrounding land in the area is agricultural, with dwellings located irregularly along these rural roads.
- 2.3 The barns are currently part of an agricultural working farm which is indicated in blue on fig. 1 with the site boundary for the barns as part of this application indicated in red. The site is relatively flat but does have a slight slope down from north to south. Due to its location on a working farm physical boundaries will be established as part of this application because currently some of the boundaries are edges of farmland. These will be noted on the site plan drawing as part of the application.
- 2.4 The barns are currently accessed via the entrance to the main farm house and farm buildings via Wood Lane. It is envisaged this access will be utilized and enhanced to provide access to the barns as opposed to creating a new access road which would interrupt the adjacent farmland.



Fig. 3 Photograph showing the north elevation of the barn.



Fig. 4 Photograph showing the single storey barn and adjacent lean-to storage (view of south elevation)



Fig. 5 Photograph showing lean-to storage adjacent to both barns (view of the south elevation).



Fig. 6 Photograph showing the internal view of the first floor in the 2 storey barn.

### 3.0 PLANNING POLICY

- 3.1 South East Lincolnshire Local Plan Adopted 8th March 2019 sets out the policies and guidance from 2011 to 2036

#### 5.15 The Reuse of Buildings in the Countryside for Residential Use.

5.15.1 To promote sustainable development in rural areas, the NPPF9 requires local planning authorities to 'avoid new isolated homes in the countryside unless there are special circumstances', including where such development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting. It also supports the transition to a low carbon future through the conversion of existing buildings

5.15.2 The General Permitted Development Order gives Permitted Development Rights for the change of use of an agricultural building to residential use in certain instances. Therefore, this policy only applies to proposals that are not covered by these Permitted Development Rights.

Policy 23: The Reuse of Buildings in the Countryside for Residential Use Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building.

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

### 4.0 SITE / PRE - DESIGN ASSESSMENTS

- 4.1 The proposal is a conversion of existing barns into dwellings without introducing any new sources of noise or noise activities in the surrounding area. The proposals do not involve any noisy uses (including vibration), there are no new air-conditioning units or plant that could impact or affect the barns or surrounding area. It is therefore not anticipated that a noise assessment is needed for this application given the proposals will produce less noise than the current use (agricultural).
- 4.2 Consideration has been given to air quality as part of this proposal. Due to the nature and location of the conversion it is not anticipated that an air quality assessment is needed for this application given the impact of the new dwellings will be minimal both during construction and once completed.
- 4.3 Due to the nature of the proposal being conversion of existing barns a bat survey has been carried out to ascertain the presence of any bats or any precautionary measures and ecological enhancements which could be incorporated into the design. This report will accompany the planning application however to summarise the report advised that the building does not support roosting bats however the provision of elements such as bat roost boxes should be provided. These have been indicated on the proposals.

### 5.0 PRE - APPLICATION ADVICE

- 5.1 Pre-application advice was sought and given verbally on 10th July 2019, ref: PE-00256-19. The advice covered the overall development of the barns in terms of type of approval sought (full planning or class Q prior approval), and the local authority's views on residential C3 or holiday let use.

Comments received discussed the following points:

Either class Q prior approval or full planning could be sought on the site, in either case the barns should be of architectural merit.

Conversion under class Q or full planning from agricultural to residential C3, should one dwelling be utilised as a holiday let at some point in the future the local authority do not consider this to be their business (planning). There was a recent identical proposition to the local authority elsewhere in the county and discussions were had in the planning department about enforcement etc and the local authority took the view that being used as residential C3 or a holiday let makes no difference.

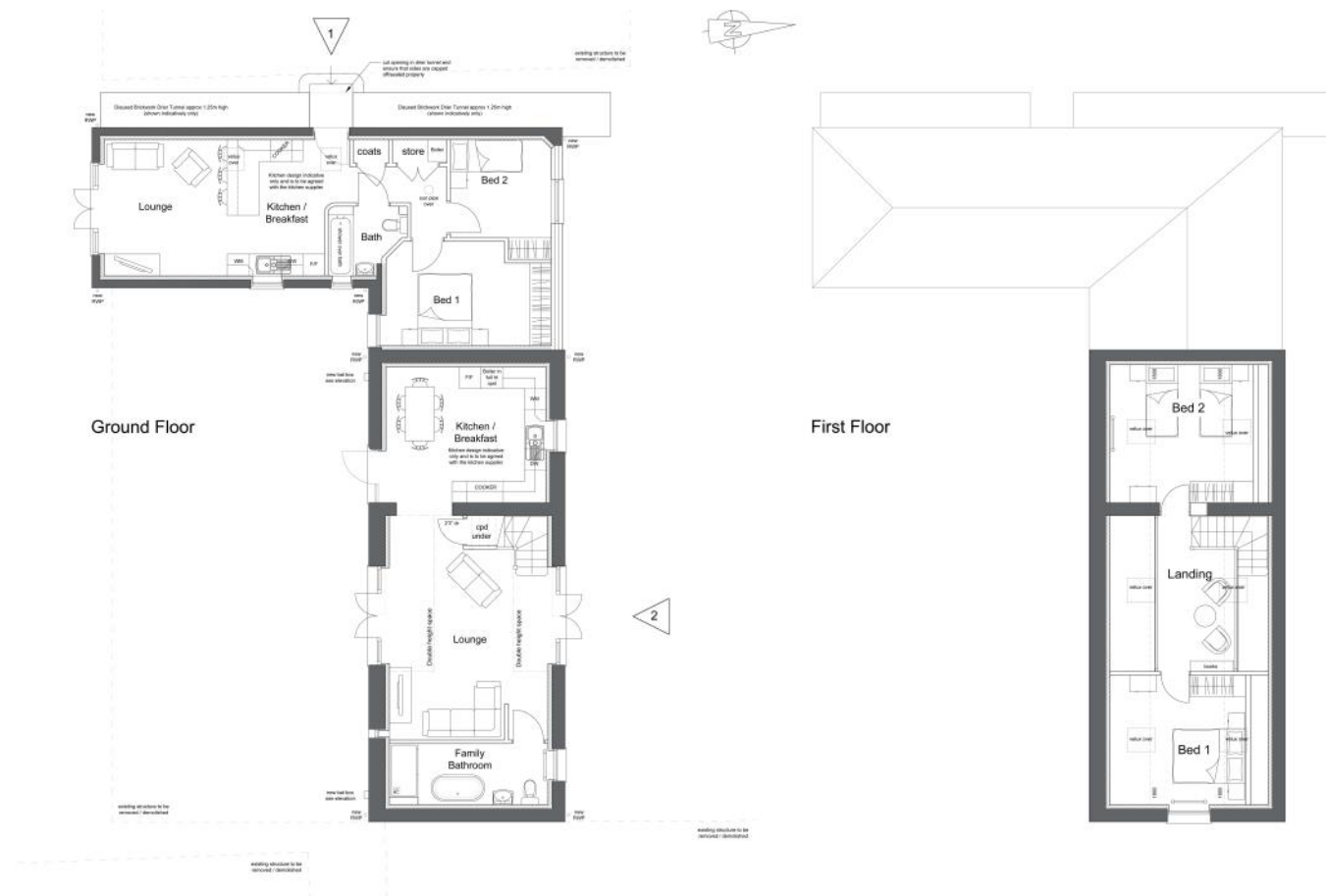


Fig. 7 : Proposed Plans showing the modest amount of rooms intended to retain the feel of the existing



Fig. 8 : Photo of Barn 2 (south elevation) showing original full height opening



Fig 9. Photo of Barn 2 (north elevation) Showing original full height opening

## 6.0 DESIGN

- 6.1 The barn is to be repaired, existing bricked up openings to be re-opened and new openings formed to enable the clients to utilise the existing barns as dwellings.

The 2 attached barns are large enough to enable the space to be successfully converted to be used as 2 no. dwellings without impacting on surrounding buildings or landscape. The landscape would in fact be enhanced by the conversion of these barns as the lean-to storage which conceals much of the barns would be removed thus exposing the original brick barns to be reinstated as part of the character of the landscape.

The barn has been designed to utilise existing openings where possible, equally retaining the existing external structure and shape. By retaining as much of the structure as possible and removing the lean-to storage the original shape of the brick barns will be more visible, and in-keeping with the agricultural characteristics of the area.

There are no neighbouring properties nearby other than the farmhouse, as much of the neighbouring land is farmland therefore it is not anticipated that the barns will pose problems with overlooking issues.

The barn has been designed to create a well lit and spacious living environment for both barns with the introduction of roof windows and glazed areas to the south elevation in particular to fully connect with the surrounding countryside. Both dwellings are proposed to have 2 bedrooms giving as much versatility to the residents as possible whilst retaining the form of the barn as much as possible, the living areas have been deliberately kept open plan to make the most of this feature. The living area to the 2 storey barn has double height spaces incorporated as well as glazing to highlight the scale of the barn, whilst the single storey barn has a raised ceiling height to allow interest with elements of sloping ceiling.

Most of the barn is to be retained and converted with only partial elements which need rebuilding to the same line as existing. The roof is to be assessed and strengthened as needed, with existing roof tiles to be reused where possible.

The layout makes good use of the space including barn features and providing sufficient garden amenity land for occupants of the dwellings.

- 6.2 The structural report highlights that the pair of barns have survived reasonably well considering their age and previous use. Many of the defects highlighted in the report have little or no significance to the overall stability of the buildings with 80-85% of both barn wall structures envisaged to be retainable, therefore providing enough useable building suitable for conversion. Roof structures could be repaired and strengthened if desired once fully assessed by a timber specialist or alternatively a new roof structure could be considered. It is recommended that the existing drier tunnel adjacent to the west facing wall of barn 1 should be retained as part of any design to assist in the future stability of the barns.



Fig. 10 : Proposed Elevations



Fig. 11 : Photo's of Barn 1 (south elevation)  
Showing existing brickwork and roof tiles



Fig 12. Photo of Barn 2 (south elevation)  
showing existing brickwork

- 6.3 The materials are dictated by the existing fabric, with existing bricks to be reused where possible. Any new bricks needed are to match existing, brickwork to be in a bond to match existing/adjacent brickwork should any areas require rebuilding. New shaped headers are to be used to match existing where indicated on drawings.

Glazing is to be used to provide natural light to the barns as well as to reflect the surrounding countryside.

The roof is to be rebuilt on the same line as before reusing the existing clay pantiles where possible. Any new clay pantiles required are to match existing in terms of shape and colour.

## 7.0 LANDSCAPE

- 7.1 It is intended to change the use of agricultural land to form garden areas to serve the proposed dwellings.
- 7.2 The site is large enough to successfully provide a parking area separated from an ample grassed lawn area, and the south facing aspect of the garden will allow light to penetrate the barns and surrounding gardens.

## 8.0 ACCESS AND PARKING

- 8.1 There is an existing driveway access from Wood Lane which is going to be retained, it is proposed to extend the access to the north side of the barns where a parking area will be situated.
- 8.2 There is plenty of space to accommodate 2 cars per dwelling (4 in total) at the north side of the barns and do not encroach on the garden space.
- 8.3 Pedestrian access by way of public transport is difficult to the site due to its rural location, therefore occupants are likely to use their own vehicles along the existing driveway.

## 9.0 DRAINAGE AND FLOOD RISK

- 9.1 It is proposed to introduce new surface water drainage for the barns as there is currently not enough to drain away sufficiently, therefore a new soakaway will be proposed.
- 9.2 Foul drainage will be proposed via septic tank.
- 9.3 A desktop assessment of the flood risk for the barns has been carried out, according to the Environment Agency's Flood Zone Map the site is located within Flood Zone 1, which is classified as a low probability of flooding as at November 2019.

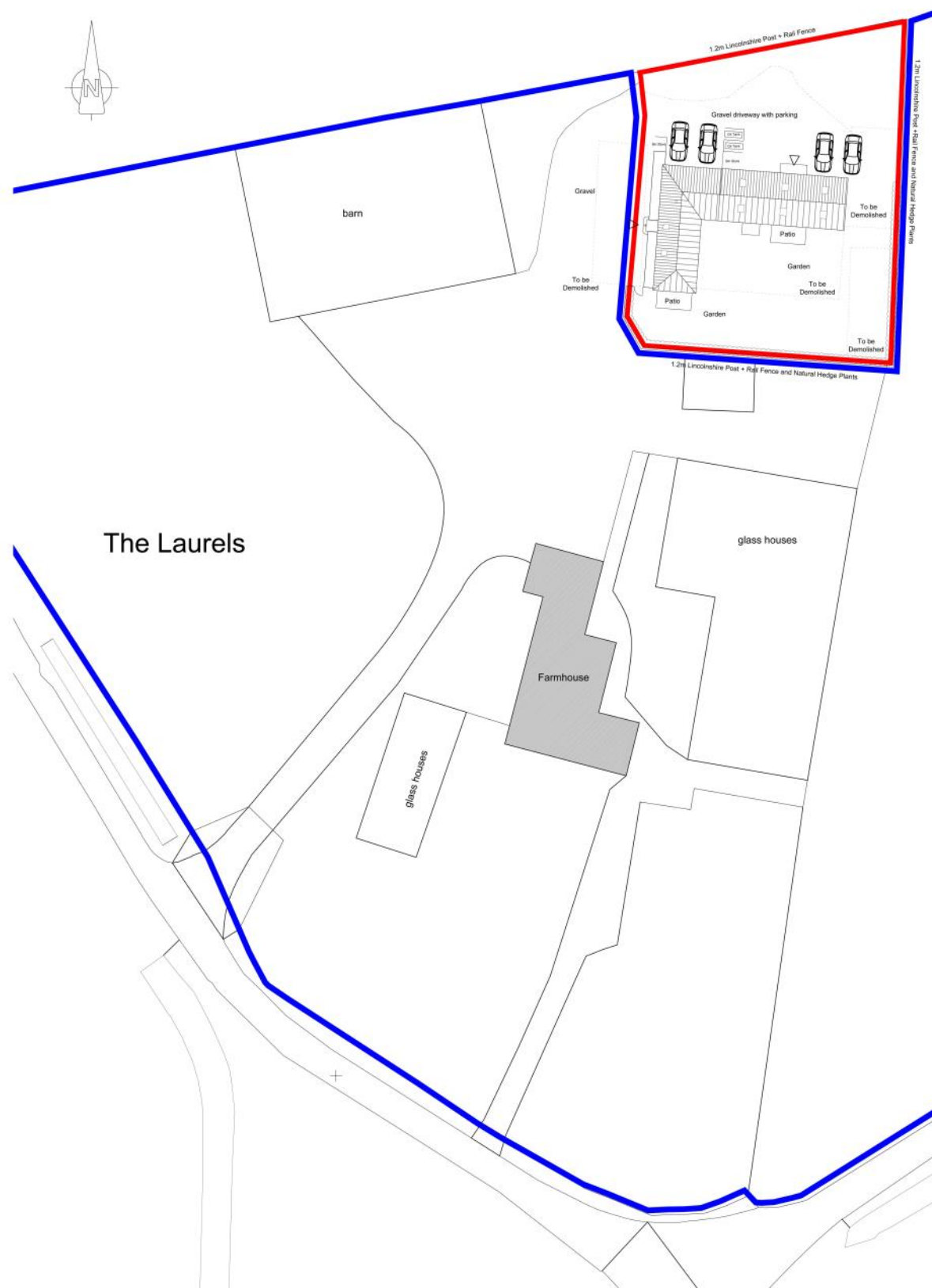


Fig. 13 : Proposed Site Plan

## 10.0 CONCLUSION

10.1 This application proposes to convert 2 existing barns into 2no. 2 bedroom dwellings that utilise the existing form. The proposals are modest given the size of the buildings, and repairing these barns give an opportunity to utilise an otherwise redundant building which could easily fall into disrepair. The existing materials are to be re-used where possible with any new materials to match existing, and to repair/rebuild as much as possible where needed. The existing openings have been utilised and restored where possible, in particular creating the central glazed element to barn 2 (2 storey barn). The proposals have been sensitively designed to convert the barns which would not impact on surrounding buildings or landscape, and fitting harmoniously in the site. Generous gardens are proposed with ample parking arrangements.

Without conversion it is likely that the barns would fall into disrepair. The structural report accompanying this application states that the existing fabric of the building is capable of retention, and therefore the design has utilised the existing fabric of the building.

This may not necessarily be the case in the future if the barn is left to decay due as the barn is redundant for modern agricultural purposes.

Although there is the option to convert under class Q prior approval due to the nature of the current proposals it is felt that full planning permission would be preferred.