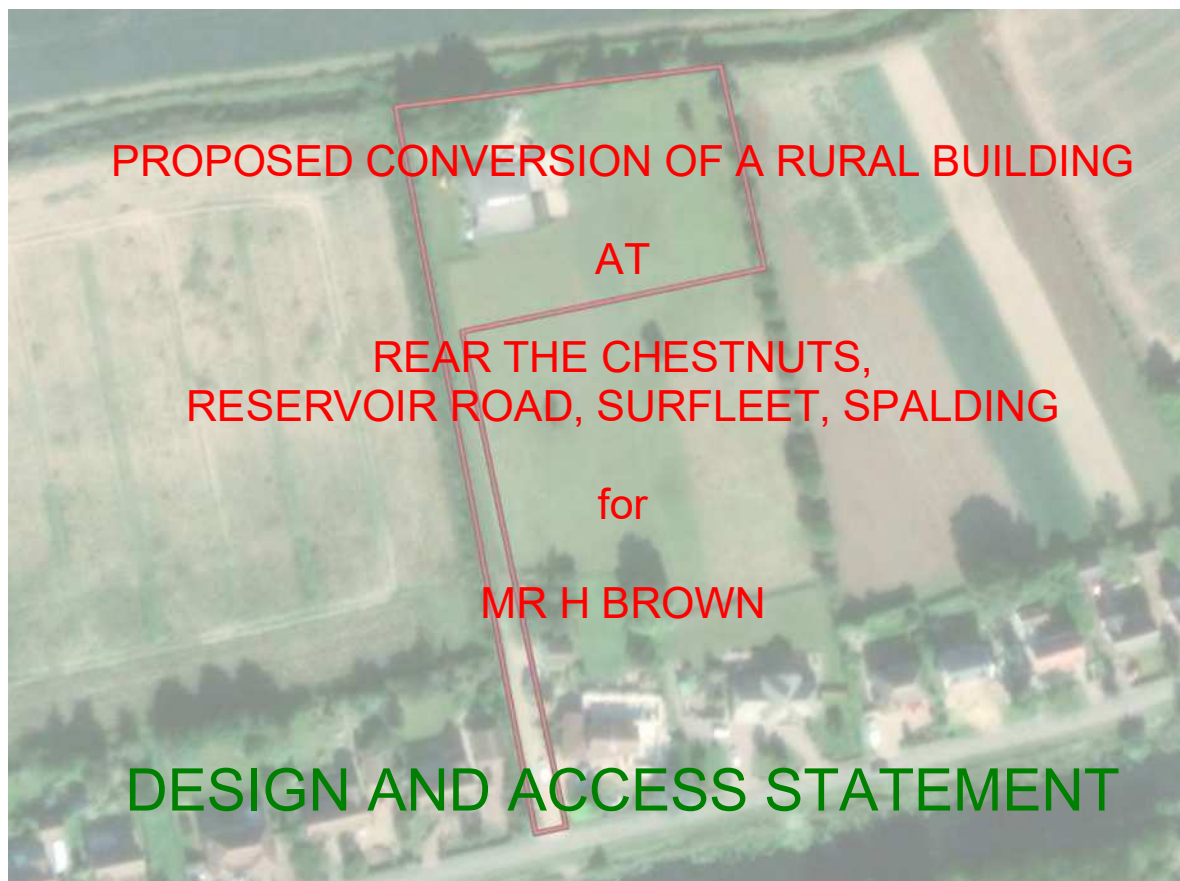




1. BACKGROUND AND PRESENT SITUATION

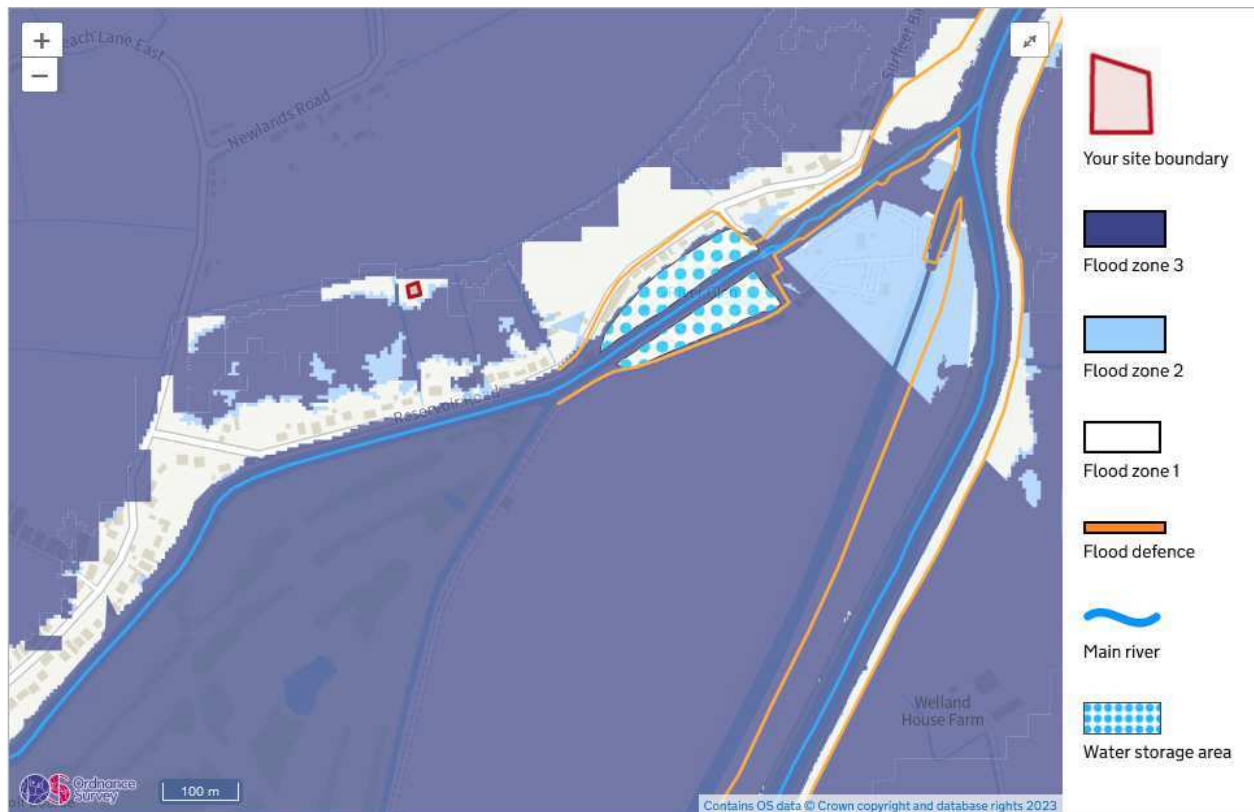
- 1.1. The site is located approximately halfway down Reservoir Rd, Surfleet, Spalding, on the northern side.
- 1.2. The buildings were originally use to house pigs. However, for as long as it has been known to the current owner is has been unused. Currently it being used to storage for personal belongings for the family that own the site.
- 1.3. The existing building itself has no real architectural value and is very designed for purpose.
- 1.4. The agricultural building is a mix of block, brick and timber clad external walls with corrugated cementitious roof coverings. The building has several existing opening, both windows and doors. In addition to the main building there are two block build stables adjacent to the east elevation. Please see images below.
- 1.5. The external in and internal walls have brick splash courses and appear to be supported by foundations. Please see images below.



2. SITE ASSESSMENT

2.1. Site levels are flat and horizontal to all intents and purposes and match the surrounding areas.

2.2. According to the Environment Agency Flood Maps, the building itself sits within Flood Zone 1, please see image below. However, some of the site is in zone 3 therefore a Flood Risk Assessment will be accompanying this application.



3. EVALUATION

3.1. Opportunities

- 3.1.1. The opportunities for a conversion of a rural building has been largely been established by Paragraph 105 of Planning Practice Guidance refers to the assumption of Class Q that the agricultural building is capable of functioning as a dwelling.
- 3.1.2. The buildings foundation, splash course, partial walling and ground floor slab are sound and will be reused in the new scheme.
- 3.1.3. There is an opportunity to reuse much of an existing rural building and significantly improve the look of the locale.
- 3.1.4. The building has had a structural appraisal by an engineer, which appends this application therefore the fallback position of a Class Q conversion is firmly established.

3.2. Constraints

- 3.2.1. The building's designs are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.
- 3.2.2. Any residential development proposal should take account of the general character of such building in the countryside and reflect the local vernacular.

4. DESIGN

- 4.1. Although the building could be converted could be done so under Class Q it felt that more extensive alterations to the building will give a more desirable finish and more quality to the local housing stock.
- 4.2. The design of the proposed dwelling, which is the subject of this application, is intended to reflect and reinforce the traditional buildings seen in the area and produce a dwelling that sit well within a large plot and is of a size that is sustainable, as the site is located in a semi rural area.
- 4.3. Careful considering has been made to the design of the barn conversion to enhance the internal and external amenities to the plot.
- 4.4. The main barn walls are to reinstated and increased in height with red/brown multi facing brick, with brick soldier course arch, to the main entrance and brick detailing above the other openings as is common in barns in the local area.
- 4.5. The roof will have natural slate and its pitch increased to 40 degrees to allow for better utilisation of potential Photovoltaic Cells. However, to keep the ridge height to a sensible level, not all of the existing building is to be pitched roof. There is to be a section of flat roof at the rear this brings the ridge height down by approximately 2m.
- 4.6. The new side additions to be the building are to be half cedar clad with a brick plinth below and terracotta pantiles to the roof. This is to give a narrative of a timeline to the building as though it has been extended over and time. These materials will complement the main section and reinforced by be used in the garage block.
- 4.7. The two rear projections are to add a splash of modernity to the scheme with large glazed areas with projecting facia. However, this will not be visible from the road and the timber cladding will lend itself to blending in with the main barn.
- 4.8. All windows and doors are to be made black powder coated aluminium to give the look of original barn fenestration.
- 4.9. Black rainwater goods with the guttering being on rise and fall bracket is to continue the traditional barn theme.
- 4.10. The garage will echo the style of the extension to the main barn whilst forming a loose courtyard area which is commonly seen with barns of this size.
- 4.11. The site allows for parking and manoeuvring as shown in this current application planning drawing.
- 4.12. The front and rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear. The drive and main courtyard will be gravel.
- 4.13. The proposed building will make a positive contribution to the character of the landscape.
- 4.14. The existing north and east boundaries of the site will be retained along with the mature trees. Please see images below. The southern boundary and both sides of the access road are to have new laurel hedge with post and rail fencing in front.



5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed dwelling is on the outskirts of Surfleet, where there is a village hall, church, school, golf course and public house.
- 5.2. Surfleet is defined as a Minor Service Centre where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.
- 5.3. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
- 5.4. A bus service operates along Sea End/ Newlands Road, with bus stops very close to the site, approximately 1Km at the junction of Sea End/ Newlands Road and Reservoir Road Lane, providing easy access to Spalding, Boston and beyond. Spalding has a substantial railway station, so it is not difficult to access the national network by public transport.

6. CONCLUSION

- 6.1. It is considered that the proposed development is of a size that is suitable for its site and the area generally. Allowing for a sustainable family rural home.
- 6.2. While the proposed design is not sympathetic to the character of the of the original building. It is maintained that the proposed scheme not only reinforces the traditional styles and appearances of barn seen locally but also injects modern expectations sensitively.
- 6.3. In summary, it is contended that the proposal is of benefit not only to the site, but the local housing stock.