RIBA

TaC ARCHITECTS

PROPOSED REPLACEMENT of EXISTING REDUNDANT FARM BUILDINGS with NEW DWELLING at BIRD'S DROVE, SURFLEET for Mr R BROWN

DESIGN & ACCESS STATEMENT

1. INTRODUCTION AND BACKGROUND

1.1. The site is located on the southern side of Bird's Drove, and presently contains redundant and dilapidated farm buildings. The buildings were previously used as store / implement sheds in association with a Nursery. Frontage development along this section of Bird's Drove consists of individual, two-storey houses, with a small group of recent date farm buildings at the western end of the row.

1.2. This proposal, as with the presently approved proposals for the redevelopment of this site (ref: H17-0531-21), is based upon the footprint of the existing farm buildings.

1.3. Planning Approval was granted under reference H17-0500-92 on the site to the immediate east for a replacement dwelling, which required the existing cottage to be demolished as a condition of approval. However, the cottage was not demolished and indeed was approved for retention under reference H17-0933-21.

1.4. A modern two storey house of approximate 1960s date, known as Fair View occupies the site to the immediate west of the application site

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

2. PRESENT SITUATION

2.1. A Structural Appraisal of the existing buildings was previously prepared by an Agent acting for the Applicants of the presently approved proposal ref: H17-0531-21 for adaptation of the existing buildings for residential use, and it concluded that almost all the timber structures needed to be replaced, with the possible exception of some timber posts. The existing cladding was generally considered to be in need of replacement, and the floors would need further examination to see if it might be possible to retain them and apply new screed finishes. The only permanent structure appeared to be the common brickwork barn, which also needs to be re-roofed and re-floored if only to comply with the recommendations of the Flood Risk Assessment which requires the floor level to be raised to 300mm above ground level. The building also sits rather low between the buildings on neighbouring sites and would benefit from being raised a little more than this.

3. SITE ASSESSMENT

3.1. The site is indeed suitable for the residential use previously approved by the Planning Authority, and it has been accepted that the almost complete replacement of all buildings with the exception of the brick barn structure will be necessary.

3.2. Whilst the previous use of buildings on the site was agricultural, the predominant nature of the immediate area has evolved, with successive Planning Approvals, into a small residential enclave.

3.3. Previous consultations with interested parties and authorities indicate general suitability for residential use, subject to conditions, from the points of view of Highways, Flood Risk, Drainage and Ecology

3.4. It is also accepted on the presently approved proposal that there would be no adverse effect on neighbouring properties, in view of both existing and proposed landscaping, distances, layout and fenestration facing side boundaries

3.5. The site is a little low and could benefit with raising up to an equal level with the adjacent properties.

3.6. The present acceptance of the loss of almost all but the brick barn begs the question of whether the plain, common brick barn remaining insitu is sufficient to reflect previous agricultural character, and, whether such a goal is indeed apposite in a small residential area of 20th / 21st century period

4. ACCESS AND SUSTAINABILITY

4.1. Access and sustainability have been deemed to be satisfactory on the present Planning Approval and this needs no further comment

5. DESIGN PROPOSALS

5.1. The presently approved scheme for the proposed dwelling retains something of the character of the original relationship with the site, in that it sought to maintain much of the footprint of the existing building and associated sheds. The necessity of emulating the nature and proportions of temporary shed structures however might reasonably be challenged

5.2. The design which is the subject of this application recognises the desirability of maintaining the footprint and the fundamental layout of the original buildings but seeks to also merge with the nature of the more recent built surroundings. The proposed building, whilst being taller in some elements, retains the essence of the original articulation of the farm buildings, including the retention of the exact footprint of the original common brickwork barn

5.3. The intended external materials specified are also reflective of the original structures, being a mix of timber boarded elements, interposed with brickwork structures, more typical of indigenous rural buildings, rather than more industrially related sheet materials. Roof coverings are intended to be a mix of traditional materials, being pantiles and blue slate.

5.4. It is proposed to colour external joinery generally in a dark tint to correspond with the proposed boarded walls, and to include a number of larger glazed openings to echo barn and implement shed accesses.

5.5. Window configurations and sizes are intended generally to be of small and typically simple design, and window and door heads in brickwork are in segmental brick arches.

5.6. Upper floors are reduced in scale by the use of dropped eaves and vaulted ceilings, with eaves level windows and catslide roofs.

5.7. The external layout is retained largely as the presently approved scheme, but the proposal is intended to take full advantage of the opportunity to take maximum account of energy and green issues which are particularly acute at the present time and likely to continue into the future as the world heads towards carbon neutral. This proposal loses nothing in Planning terms from the original approved proposals but allows for high levels of insulation and energy efficiency. It also allows for raising site levels to accord with neighbouring dwellings, to fully recognise the nature of flood risk as defined in the FRA.

6. CONCLUSION

6.1. The principle of the change of use to residential is fully accepted in the present Planning Approval irrespective of the possible extent of like-for-like fabric replacement, and so all associated issues may be deemed to be satisfactory. Almost all the existing fabric of the existing structures was to be replaced, and so the approved proposal was essentially a rebuild. The slavish detailed emulation of the existing farm buildings would be pedantic rather than pragmatic and would gain nothing for the enhancement of this small collection of dwellings, all of which at present pay little or no heed to rural, farm building character. There is an opportunity here to uplift the quality of the built environment on this site both in a visual sense and also an environmental one.

6.2. The present proposals are intended to retain the siting and footprint of the existing building and sheds, but with a recognition of the successive approvals for a more modern character in adjacent housing.
6.3. The site and buildings have been derelict for some considerable time and until recently cleared were largely overgrown and reclaimed by nature.
6.4. It will be to the overall benefit of the site and the immediate surroundings by the creation of a new dwelling to consolidate this small residential enclave.