



Architectural Design Services

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Supporting Statement

The Chestnuts, Cheal Road, Surfleet, Spalding PE11 4BA



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

Applicant : Mr M Garner

Nov 2018

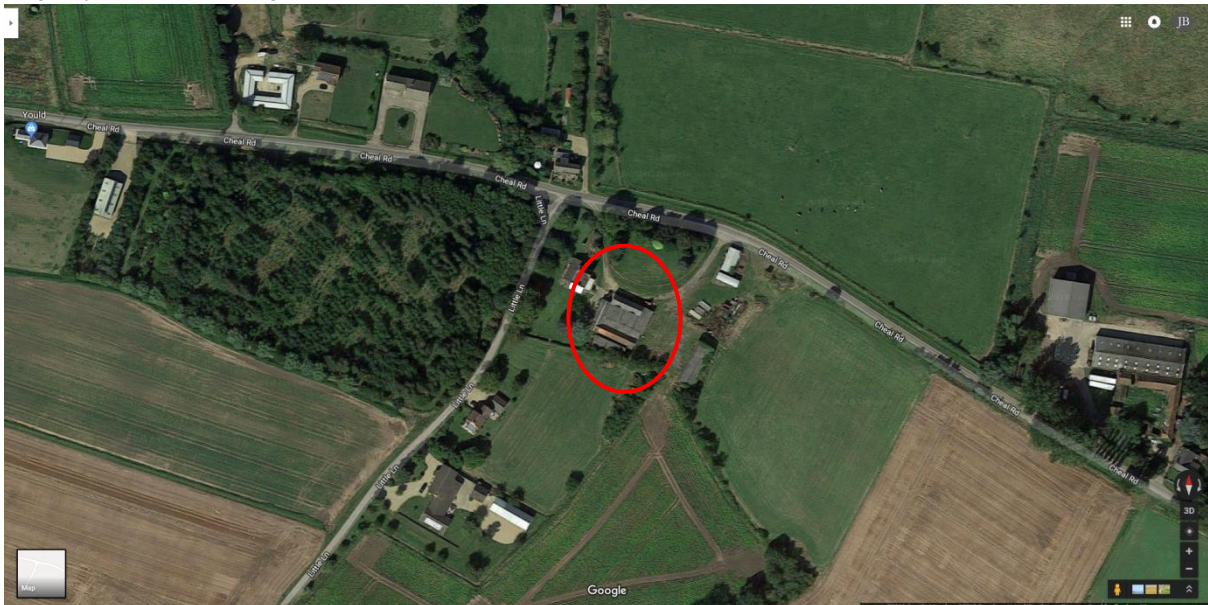
Ref:D&A.129-02

Design

Site Assessment

Location

Image reproduced from Google



The development site is at The Chestnuts, Cheal Road, Surfleet, Spalding PE11 4BA

The National Grid Reference of the central point of the site is TF232287

The development area is 0.7 Ha.

Please refer to drawing number 129-02-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly agricultural with sporadic residential properties. 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 additional surrounding land to keep the newly formed curtilage in proportion with the proposed property. This would in turn enable the formation of both a traditional crew yard arrangement in which to provide an attractive private courtyard area along with suitable parking and turning externally utilising the existing farm access, 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 main brick built buildings 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.

All barn ranges are approximately 16m long and 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.

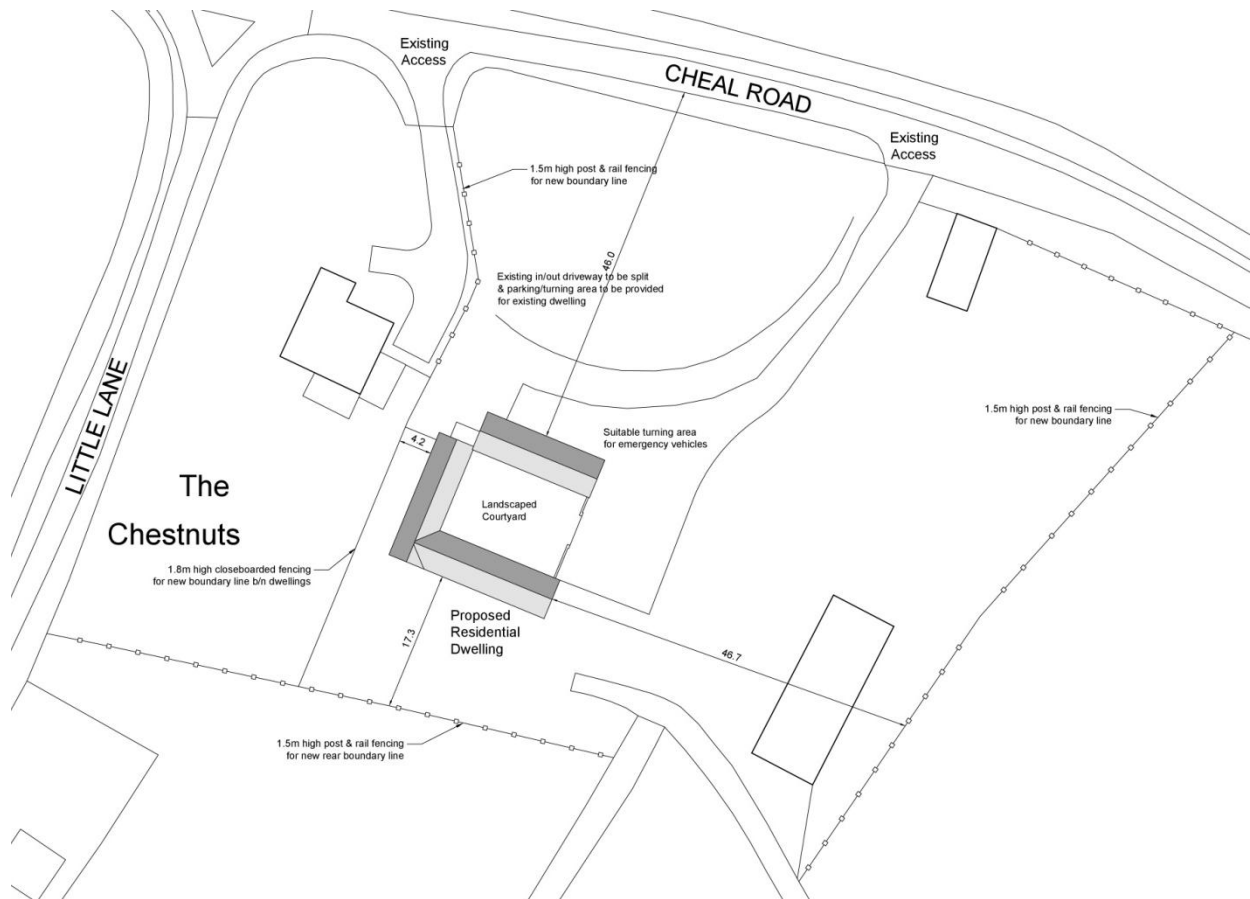
The majority of the barn ranges are of single storey construction with gabled roofs. The main north range barn is of two storey construction with gabled roof, with hayloft above. No doubt this would have been used as a granary type building.

The barn ranges form a traditional 'U' shaped footprint with a central fold yard flanked by shelter sheds and a granary barn to the north. The central crew yard area is covered by modern pole barn type additions, which also extend to the east and south.

The proposals involve working 'with' the buildings and not against them.

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.

There are no other extensions or alterations to the building envelope, keeping existing ridge & eaves levels as is, therefore preserving the barn complexes existing form & scale.

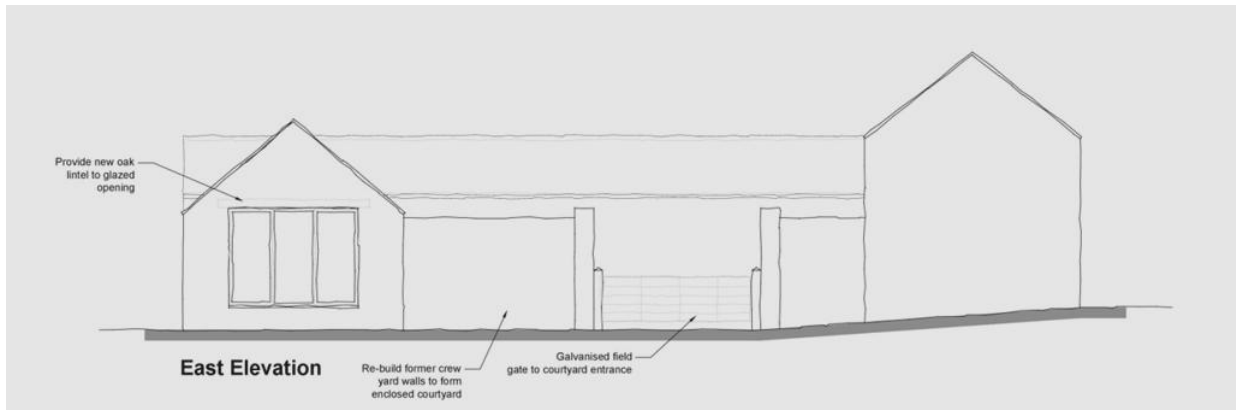


Layout

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 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 areas.



It is proposed to make use of the rebuilt gated courtyard entrance & provide a gravelled turning area in front for emergency vehicles.

The existing in/out driveway will be split with separate parking/turning areas for both the existing and proposed dwellings, along with boundary timber fencing between each curtilage providing both separation & privacy to both properties

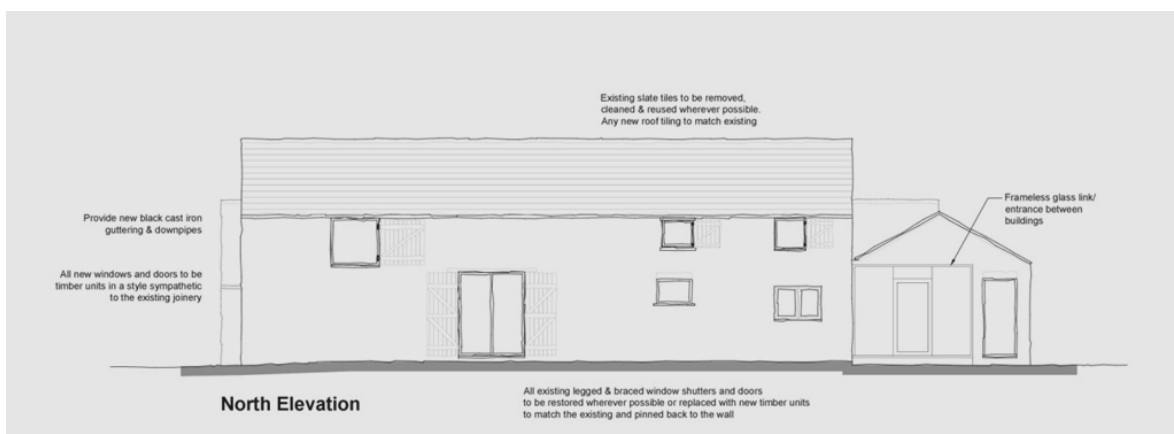
Providing a separate access to the newly formed dwelling in this way will negate any noise or light disturbance to the Chestnuts or the barn conversion from approaching vehicles of either property.

The newly surfaced existing farm track will also add to the scale & grandeur of the barn complex giving a sense of occasion when approaching the dwelling.

In summary the layout design of the development will therefore ensure the external surroundings will remain in context with the open agricultural character of the site, with the courtyard area helping to keep domestic sundries concealed from public view, while preserving the historic & traditional 'U' shaped footprint from the outside.

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 & bricked up 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 hygroscopic & 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 129-02-DD01, 129-02-DD02 & 129-02-ED01 for further details of the external appearance of the buildings.

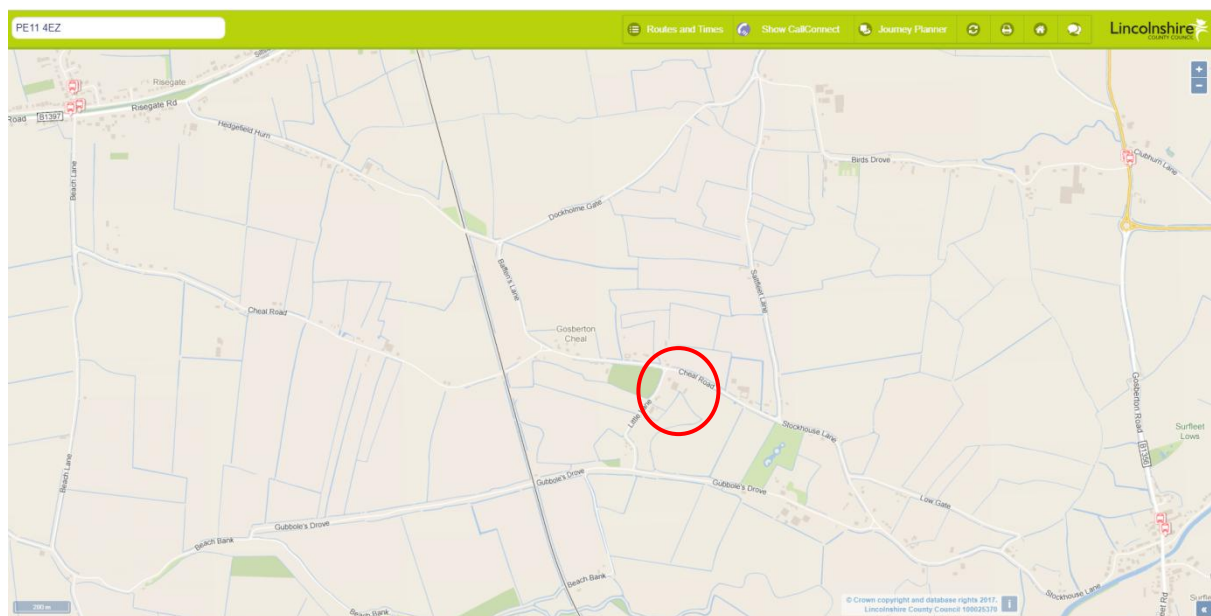
In general the conversion will be sympathetic to the architectural nature of the existing agricultural buildings with existing openings being utilised, having existing openings/windows replaced with new traditional timber windows or feature doors/glazed panels, existing external materials will be retained 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

As described earlier the existing in/out driveway will be split with separate parking/turning areas provided for both the existing and proposed dwellings.

The existing farm access will be exclusively for the barn conversion & resurfaced to a construction suitable for access for emergency vehicles

A new hardcored area in front of the courtyard entrance field gate will provide suitable turning for a fire truck at the end of the new dwellings driveway.



The nearest bus stop is approximately 1.5 miles 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 will be provided. A suitable ramped approach can be provided to the north elevation main 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.

Where the presence of asbestos is suspected, an approved and suitably qualified specialist contractor should be commissioned to carry out an initial survey & advise further on the course of action necessary. Further guidance and details can be found here;

<http://www.hse.gov.uk/asbestos/index.htm>