



## **DESIGN & ACCESS STATEMENT**

### **PROPOSED BARN CONVERSION**

AT

**WINGLAND FARM  
GUNTHORPE ROAD  
WALPOLE MARSH**

FOR

**MS K DAYTON**

**Job No. SE-2516**

**May 2026**

## 1.0 INTRODUCTION

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This Design and Access Statement has been prepared in support of a Full Planning Application for the proposed conversion and partial reconstruction of an existing barn and at Wingland Farm, Gunthorpe Road, Walpole Marsh. The proposal seeks permission to convert the existing structure into two residential dwellings comprising one three-bedroom dwelling and one two-bedroom dwelling.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from Fenland District Council's Local Plan and Government design criteria. The impacts of the proposed development on the surrounding area and the contribution it will make to the local area, have also been considered.

## **2.0 PLANNING POLICY & CONTEXT**

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### **2.1 PROPOSAL**

The proposal comprises the conversion and partial reconstruction of the existing barn to form two residential dwellings. Any new construction works will be designed to closely match the appearance and character of the existing building, including the use of complementary materials, finishes and detailing. New window and door openings will be introduced where required to provide appropriate levels of natural light and access, whilst remaining sympathetic to the original character of the building.

Each dwelling will benefit from a private garden area and dedicated off-road parking provision within the site. Vehicular access to the development will be taken from the existing access point onto Gunthorpe Road. The access will be retained and upgraded where necessary in accordance with the County Council Highway Authority specifications.

### **2.2 SITE DESCRIPTION**

The application site is located on the northern side of Gunthorpe Road and currently comprises predominantly hard landscaped areas. A residential property, known as Wingland Farm House, is situated directly adjacent to the site. The proposed development will introduce soft landscaping to create private garden areas, together with hard landscaped surfaces for parking and driveway arrangements.

### **2.3 PLANNING HISTORY**

No planning history known.

### 3.0 DESIGN

#### 3.1 USE & AMOUNT

The existing barns are presently used as stables. The proposal seeks the conversion and partial reconstruction of the buildings to provide two residential dwellings. The existing structures are of limited architectural or historic merit and, as such, the development is not considered to have a harmful impact on the character or appearance of the surrounding area. The scale and design of the proposal are considered appropriate within the context of the site and its rural setting.

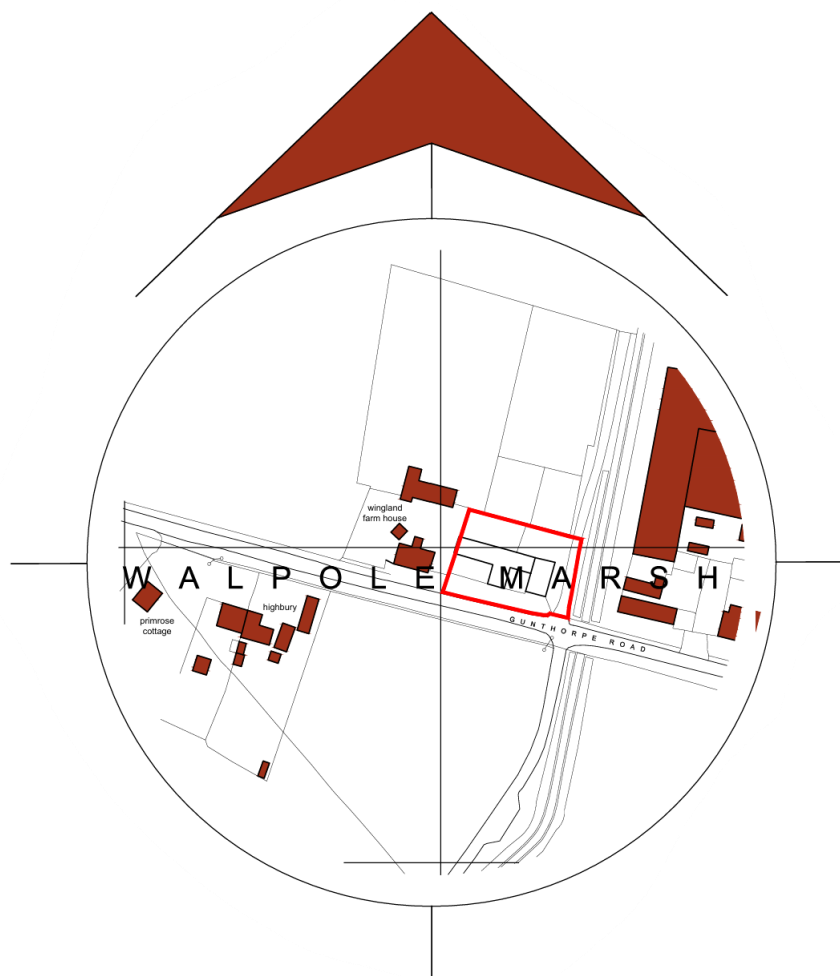


Figure 1 – Location Plan

### 3.2 LAYOUT

The layout of the proposal is indicated on the drawings which show how the dwellings can be accommodated within the site.



Figure 2 – Proposed Site Plan

### 3.3 SCALE

The scale of the development is considered appropriate as the proposal relates primarily to the conversion and partial reconstruction of an existing barn, with the overall form, footprint, and massing of the building largely reflecting the existing structure. As such, the development will remain proportionate to its rural setting and will not appear incongruous within the surrounding area.

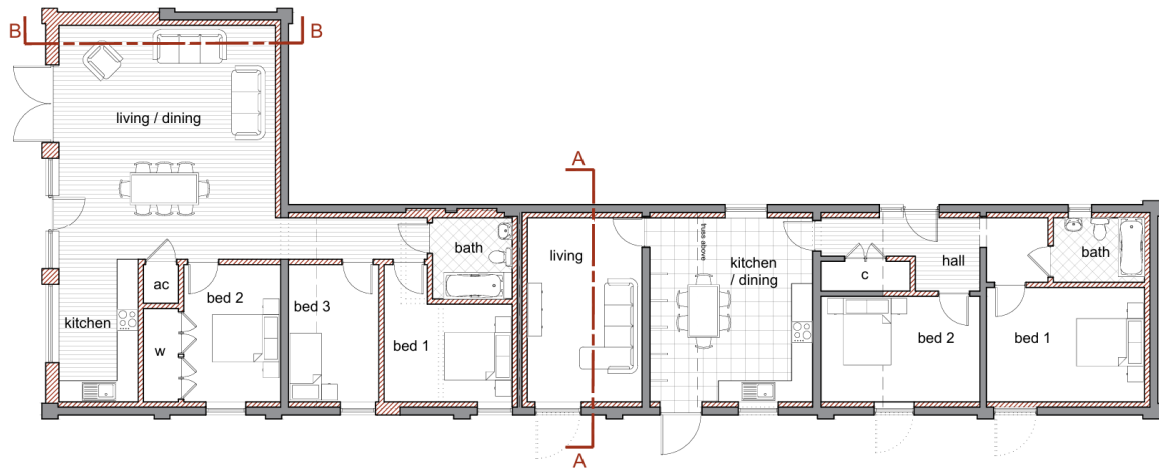


Figure 3 – Proposed Floor Plans

### 3.4 LANDSCAPE

The proposal will include grassed garden areas and a gravel driveway with parking to the front of the properties. Outdoor space will be appropriately landscaped to add quality to the area and to provide private space.

### 3.5 APPEARANCE

The proposal retains the original character and form of the existing barn. Any reconstruction works and new openings will be designed to complement the existing building through the use of matching materials, sympathetic detailing, and a scale of alteration consistent with the rural character of the site.

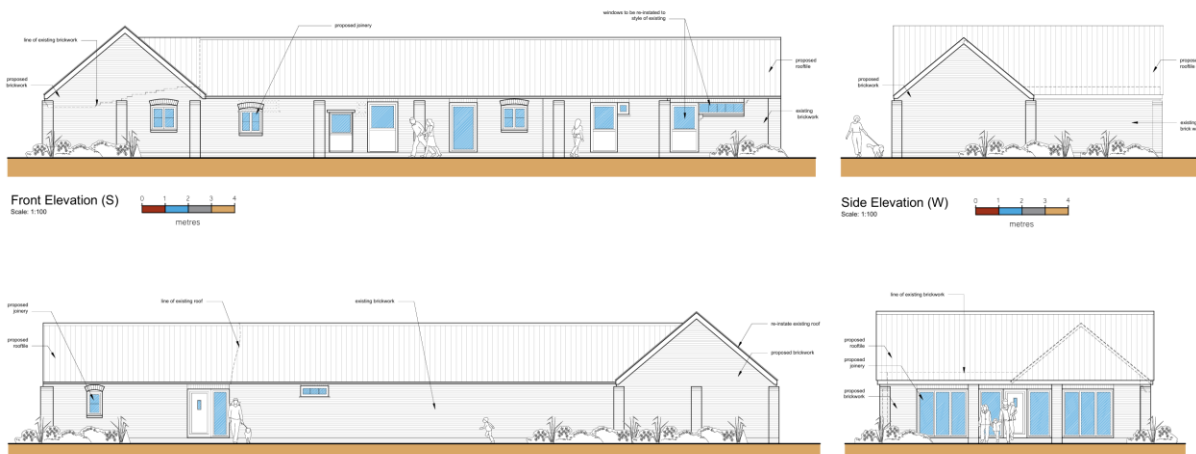


Figure 4 – Proposed Elevations

### 3.6 FLOOD RISK

The site is located within Flood Zone 3 of the Environment Agency Flood Maps and therefore this application is submitted with a flood risk assessment deeming that the proposal is acceptable.



Figure 5 – Flood Map (Environment Agency, 2026)

## 4.0 ACCESS

### 4.1 SITE ACCESS

The proposal will be served off the existing access off Gunthorpe Road.

Ample space is provided within the site for parking and turning.

The driveway will allow for parking and turning for all vehicles in order that they can enter and exit the site in a forward gear. It affords an acceptable level of visibility to accommodate the use.

The site will continue to utilise the existing access from Gunthorpe Road, which provides suitable and direct access for emergency vehicles, including the Fire and Rescue Service, in the event of a fire or emergency incident. The proximity of the site to the public highway and the established quality of the access arrangements ensure that safe and efficient emergency access can be maintained as part of the proposed conversion and redevelopment of the building.