SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

92 PETERS POINT ROAD
SUTTON BRIDGE
SPALDING
LINCOLNSHIRE

FOR

MR AND MRS FARLEY

Job No. SE-1589 **May 2021**

Swann Edwards Architecture Limited – Registered in England & Wales No. 07943586.
Place of Business: Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 **e** info@swannedwards.co.uk **w** www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

1.0 INTRODUCTION

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural building at 92 Peters Point Road, Sutton Bridge, Spalding, Lincolnshire to a dwelling (C3) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Mr and Mrs Farley are committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of this new dwelling for inclusion and accessibility whilst achieving a high standard of design.

In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living conditions and provide planning gains.

The impacts of the proposed development on the surrounding area and the contribution it will make to the village of Sutton Bridge have also been considered.

Sutton Bridge benefits from being a short driving distance from the towns of King's Lynn, Wisbech, Spalding and Downham Market and the cities of Peterborough, Norwich and Ely.

2.0 LEGISLATION & CONTEXT

2.1 Site Description

The application site has an area of 384m² and the land is located South of the A17 highway. The site currently accommodates the barn that is proposed to be converted. The barn is currently used for the storage of agricultural machinery and an existing two storey dwelling which is occupied by the applicants.

The building is set back into the site with a gravel driveway leading to it that is accessed directly from Peters Point Road.

The site is located a just south of the highway and there are agricultural fields to the North of the barn, there is an agricultural barn to the West of the building, there are agricultural and residential buildings directly to the East of the barn.

The site is located in Flood Zone 3 as indicated on the Environment Agency's Map below and because of this a flood risk report will also be included to support the application.

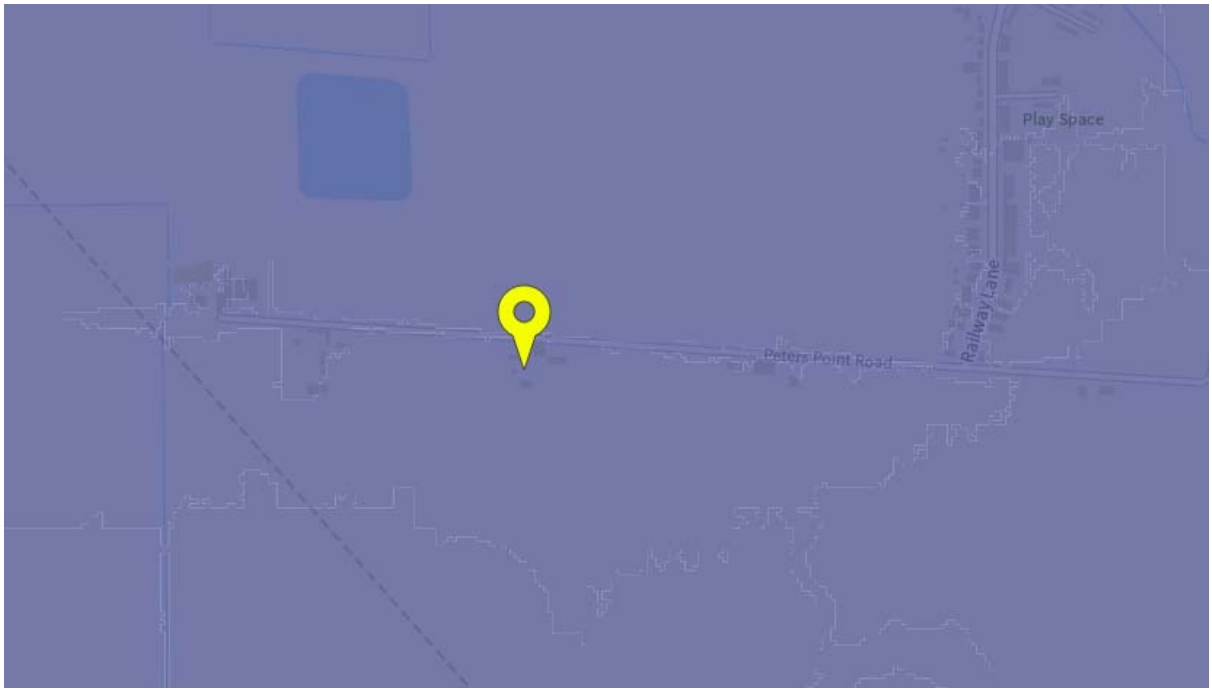


Figure 1: Environment Agency's Flood Map

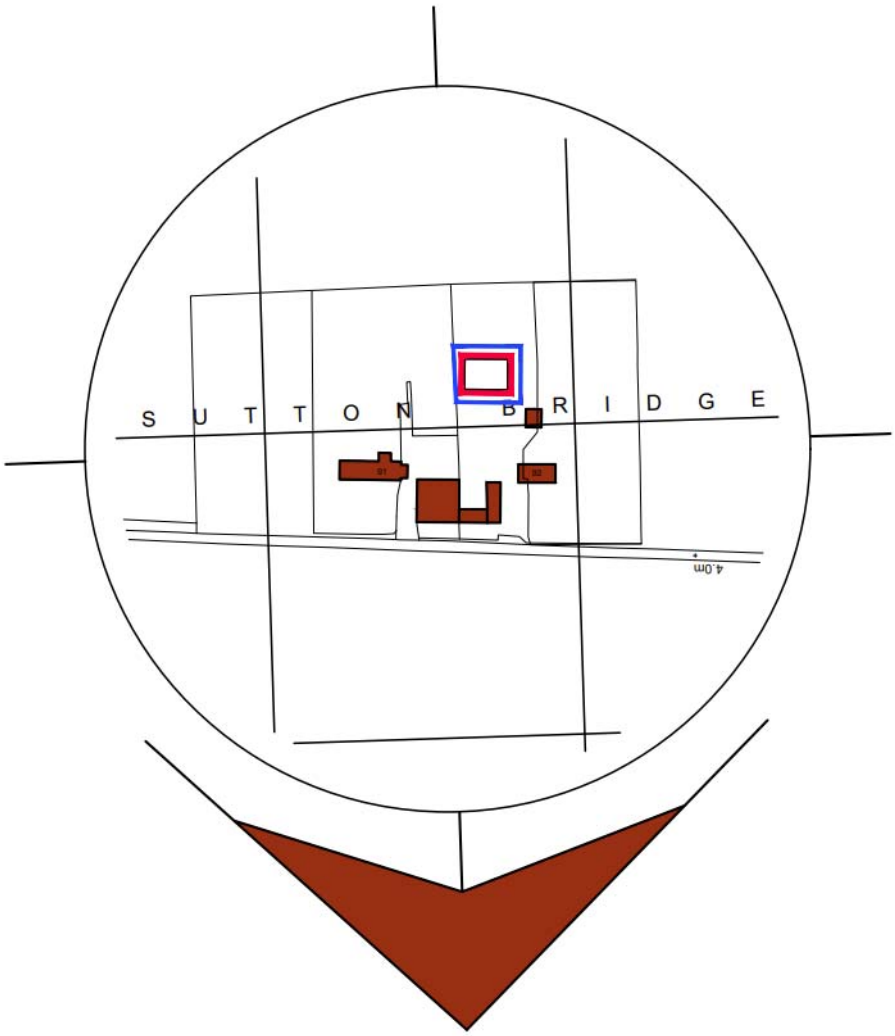


Figure 2: Location Plan

2.2 Planning History

There is no planning history associated with the proposal.

2.3 Assessment with regards to Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Class Q – *agricultural buildings to dwelling houses*

The following table sets out the requirements of the above legislation, with the final column commenting on how the proposal meets the requirements:

Permitted development

Q. *Development consisting of —*

Q	Legislation	Proposal
a)	a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or	The proposal is for the conversion of an agricultural building to 1 dwellinghouse. There is no dispute that the building in question is agricultural in use.
b)	Development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.	Yes, as set out in the accompanying drawings.

Development not permitted

Q.1. *Development is not permitted by Class Q if —*

Q1	Legislation	Commentary
a)	the site was not used solely for an agricultural use as part of an established agricultural unit— i) on the 20th March 2013, or ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;	The building in question was last used as an agricultural storage building and there has been no intervening use. It therefore falls within the definition of being within agricultural use.
b)	in the case of— (i) a larger dwellinghouse, within an established agricultural unit— (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;	The proposal is for one larger dwellinghouse with a floor space which does not exceed 465sqm.
c)	in the case of— (i) a smaller dwellinghouse, within an established agricultural unit— (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;;	N/A. .

d)	the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following— (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;	There are no other conversions carried out under Class Q on this site.
e)	the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	No
f)	less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;	There has been no need to end an agricultural tenancy to facilitate the development.
g)	development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit— (i) since 20th March 2013; or (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins; (iii)	Permitted development has not been undertaken on the barn.
h)	the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;	The proposal retains the existing external dimensions of the building. It will not involve underpinning works which would exceed the foundation depths.
i)	the development under Class Q(b) would consist of building operations other than— (i) the installation or replacement of— (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services,to the extent reasonably necessary for the building to function as a dwellinghouse; and	The proposal has been designed around the existing structure which is capable of accommodating the development. Other than the making good and enlargement of some of the fenestration, there will be minimal alterations to the external appearance of the building

	(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);	No demolition/removal works are proposed.
j)	the site is on article 2(3) land;	The site is not within a Conservation Area
k)	the site is, or forms part of— i) a site of special scientific interest; ii) a safety hazard area; iii) a military explosives storage area;	The site does is not within a SSSI, a safety hazard area of a military explosives storage area.
l)	the site is, or contains, a scheduled monument; or	There is no scheduled monument on site.
m)	the building is a listed building.	The building is not listed no is it within the curtilage of a listed building.

With regards to Q.2 (1), there are no issues in respect of transport or highways, contamination, flood risk, the desirability of the conversion or the design or external appearance of the building.

To support the above, the application is located within Flood Zone 3 and will be supported with a flood risk report which will further make the scheme viable as to why it should be accepted under Class Q. The scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable.

2.4 Existing and Proposed Plans and Elevations

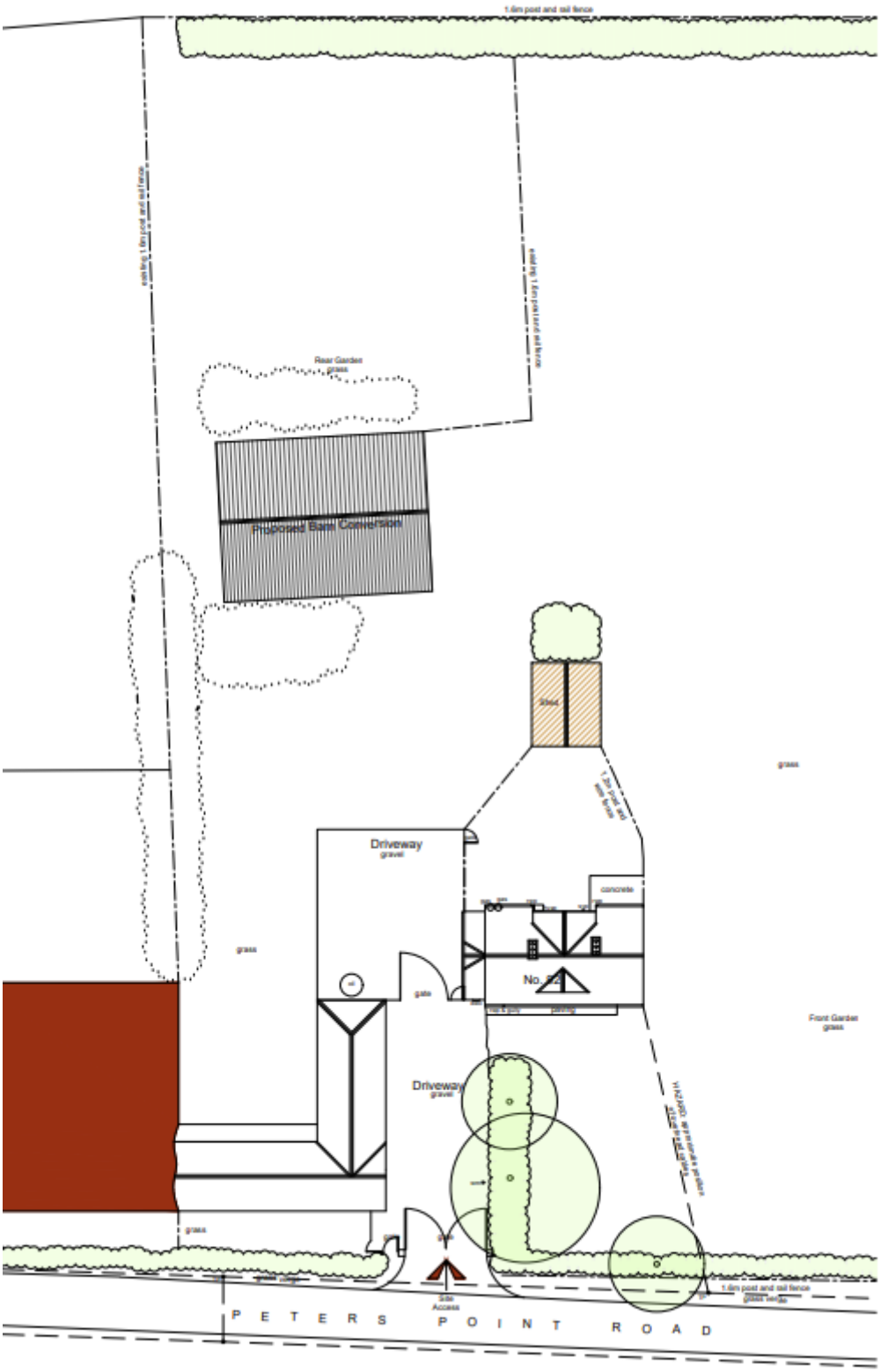


Figure 3: Site Plan

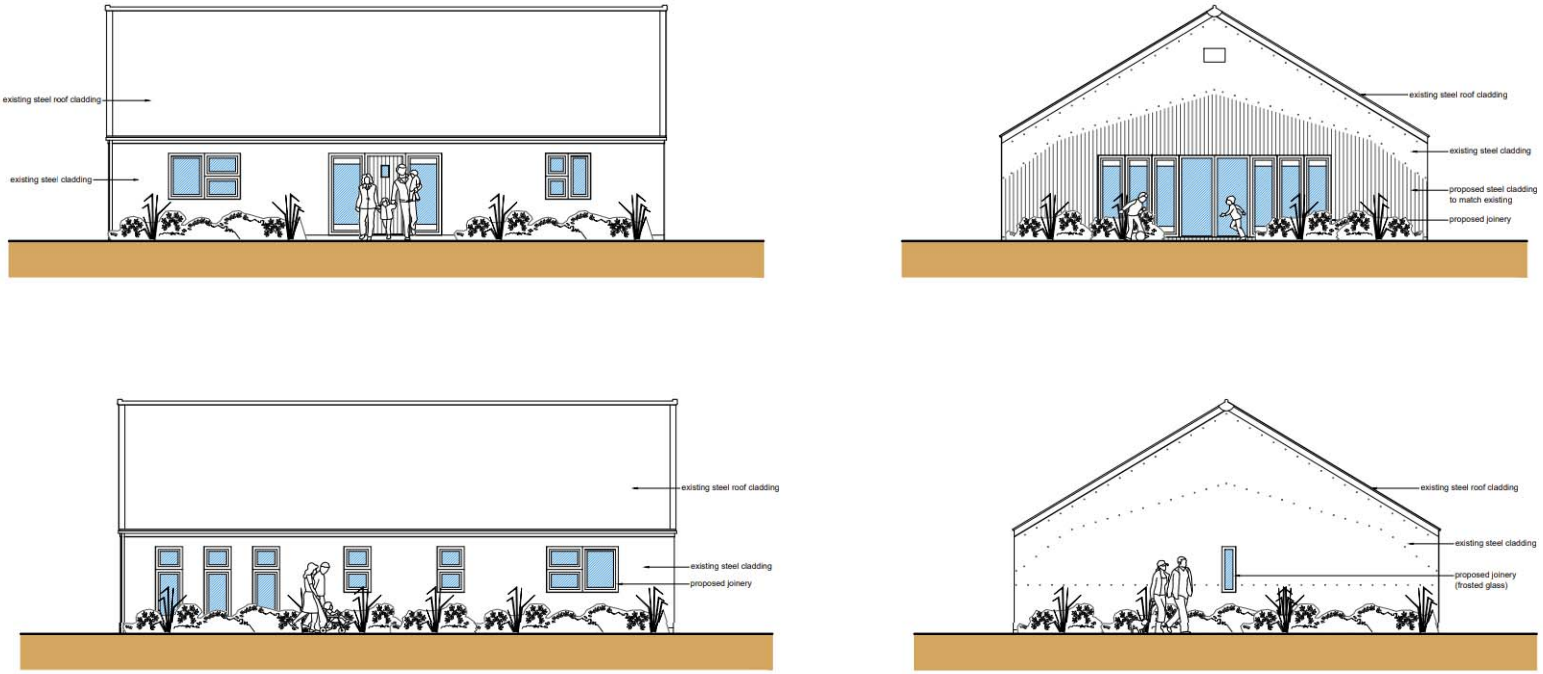


Figure 4: Proposed Elevations

Typical for the local area, the surrounding land is commonly used for farming and there is a large number of agricultural buildings in this part of the country.

In our opinion, it is important to retain the agricultural charm and look of the building and it will undergo minimal alteration works which mostly consist of the erection of new partitional walls to create individual rooms and some works to the structure where necessary.

The proposal will not only create a residential dwelling but will also make the village of Sutton Bridge more aesthetically pleasing and attractive for both existing and potential residents.

It is intended that all services entering and exiting the dwelling will be designed so they do not appear on the front elevation and are as un-obstructive as possible, despite being set back from the main road.

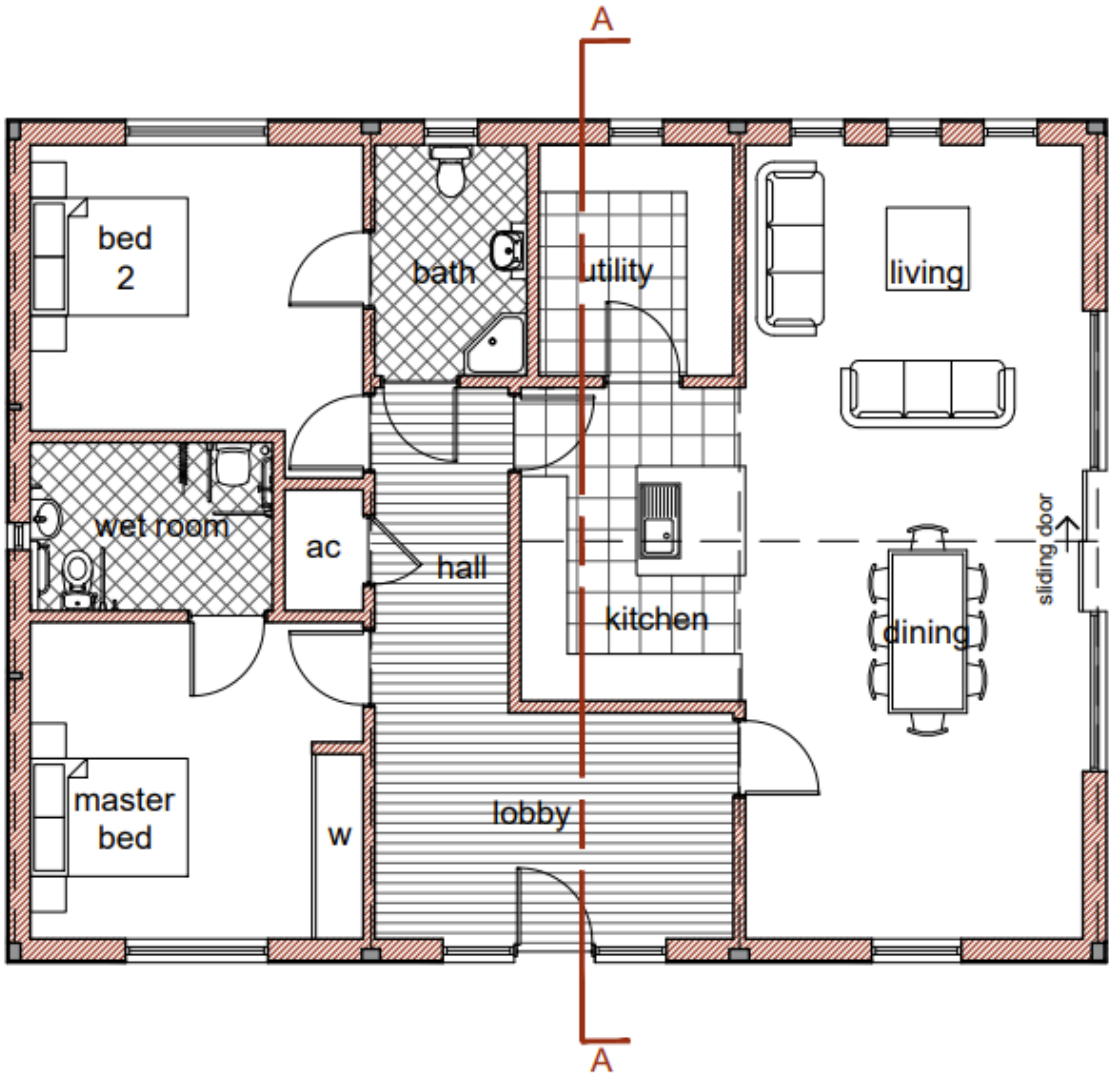


Figure 5: Proposed Floor Plans

The images above demonstrate how the proposed conversion is accommodated within the existing structure and layout of the building and do not exceed the parameters of the existing building.

2.5 Security

The proposed dwelling will be fitted with an approved intruder alarm fitted, along with approved locks to windows and doors.

Security lighting is to be provided to the dwelling over the rear garden and parking areas, which will be dusk to dawn sensor-controlled intruder lighting in line with Secured by design New Homes guidance.

2.6 Environmental Consideration

The new dwelling will respond to climate change as outlined in the Borough Council of King's Lynn and West Norfolk Local Plan.

It is designed for the later introduction of solar panels, solar water heating, possible rainwater harvesting, be constructed from materials sourced as locally as possible.

The water usage of the dwelling will be greatly improved (at least) in line with Part G of the building regulations. This and the above measures will help the development withstand the longer-term impacts of climate change.

SUMMARY AND CONCLUSION

The proposal seeks prior approval for the conversion of an existing agricultural building to one dwellinghouse under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The building is currently in agricultural use and lies within Flood Zone 3.

The scheme has been designed to retain the fabric and structure of the existing building in its entirety. The current scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable. The proposal satisfies all of the criteria set out in Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), thereby demonstrating that planning permission is not required for the works.