SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

CONVERSION OF BARNS 1 AND 2 INTO 2 DWELLINGS INCLUDING EXTENSION TO BARN 2 AND CONVERSION OF BARN 3 INTO STORE

AT

THE BARNS 68 BROADGATE SUTTON ST EDMUND SPALDING

FOR

MR COOPER

Job No. SE-1667 **July 2022**

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1.0 INTRODUCTION

This Design and Access Statement supports the application for full planning permission for the conversion of barns 1 and 2 into dwellinghouses, involving extensions to barn 2 and the conversion of barn 3 into a domestic store/garage. The application site is located at 68 Broadgate Road, Sutton St Edmund.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at The Barns, 68 Broadgate, Sutton St. Edmund. It is in a rural, countryside location, outside of any defined settlement boundary. This part of Broadgate is characterised by clusters of buildings, which are typically part of farmyards, on either side of the highway. The site in question comprises of a complex of agricultural buildings including one large barn at the site frontage, two smaller barns at the centre and rear and a large nissen hut at the rear.

The site is positioned within Flood Zones 2 and 3 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 HISTORY

H19-0622-19 – Proposed change of use of agricultural barn to residential dwelling – Approved 28.08.2019;

H19-1108-18 – Conversion of three barns into dwellings – Granted 27.12.2018

2.3 BACKGROUND

The principle of residential development for four residential units was recently established under references H19-1108-18 and H19-0622-19.

2.4 PROPOSAL

The proposal seeks to convert barn 1, positioned towards the site frontage, to a dwelling. Barn 2, within a central location will also be converted into a dwelling and will include a side and front extension. It is submitted that barn 3, to the rear of the site will be converted to a domestic store/garage and part of these works will include reinstalling doors within the existing door openings.

The development is a self-built project and the proposal also incudes the siting of a mobile home for use during the course of construction.

2.5 PRINCIPLE

The site lies outside of any established settlement where new housing development is usually restricted as per countryside housing policies. However Policy 23 of the South Lincs Plan allows for the reuse of buildings in the countryside for residential use. It states that:

Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. *The building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;*
2. *The building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;*
3. *The proposal is in keeping with its surroundings;*
4. *The design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction, and*
5. *Development leads to an enhancement of the immediate setting of the building.*

The buildings in question are structurally sound and capable of conversion as was proven under H19-1108-18 and H19-0622-19.

The buildings are considered to be of historic merit as has been established within the Officer report for H19-1108-18. Their position, towards the front of the site, makes a positive contribution to the street scene and pays homage to the historic farmstead on site.

The works proposed for barn 1 will be the same as what was approved under H19-1108-18 and has therefore already been accepted by the Local Planning Authority as appropriate to the location. The works involved in barn 2 include a front extension, which was approved under H19-1108-18, and a side extension. Despite the previously approved front extension, barn 2 would remain a very small dwelling and not practically large enough to house a family. The side extension will allow for larger, more practical living space which will assist in the long-term sustainability of the dwelling. This is supportive of paragraphs 120 and 121 of the National Design Guide which state that well designed homes and buildings are functional, accessible and sustainable and that they meet the needs of a diverse range of users, taking into account factors such as an ageing population and cultural differences. They further state that well-designed homes should be adequate in size, fit for purposes and adaptable to the changing needs of their occupants over time. The works to barn 3, which include the reinstatement of windows to the rear and reinstatement of doors to the front, will have a negligible visual impact on the surroundings but will significantly enhance the practicality of their use for the applicant.

Without investment, the buildings will start to deteriorate to the extent that their appearance will begin to be harmful to the character of the area and that the historic farmstead setting will be lost. It is therefore submitted that the conversion of the barns will have a positive contribution to the character of the area by bringing them back into an active use.

For the reasons given above it is submitted that the proposal complies with Policy 23 of the South Lincs Plan.

The proposed siting of the caravan on site will be only for a temporary period to allow for the applicants to reside on site during the course of construction. This is commonly acceptable in principle subject to a condition to secure its removal following the occupation of the associated permanent dwelling. A condition to this effect would be duly accepted by the applicant.

2.6 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no land is available to accommodate the proposal. This is known as the Sequential Test. The application site is located within Flood Zones 2 and 3 however the proposal is for the conversion of existing buildings and as such there are no other alternative sites available at lower risk of flooding which could reasonably accommodate the development proposed.

Having passed the Sequential Test, the Exception Test is required. The Exception Test requires that development should:

a) Provide wider sustainability benefits to the community that outweigh flood risk; and
b) Be safe for its lifetime without increasing flood risk elsewhere.

With regards to a) the proposal would bring back into use historic agricultural buildings within an historic holding which would be an education and cultural benefit for generations to come. The development would present a visual improvement for the site, which would be to the benefit of the character and visual amenities of the area and it would be carried out using modern sustainable construction standards which would present an environmental benefit.

With regards to b) a flood risk assessment accompanies this application which demonstrates that the development is technically safe in terms of flood risk.

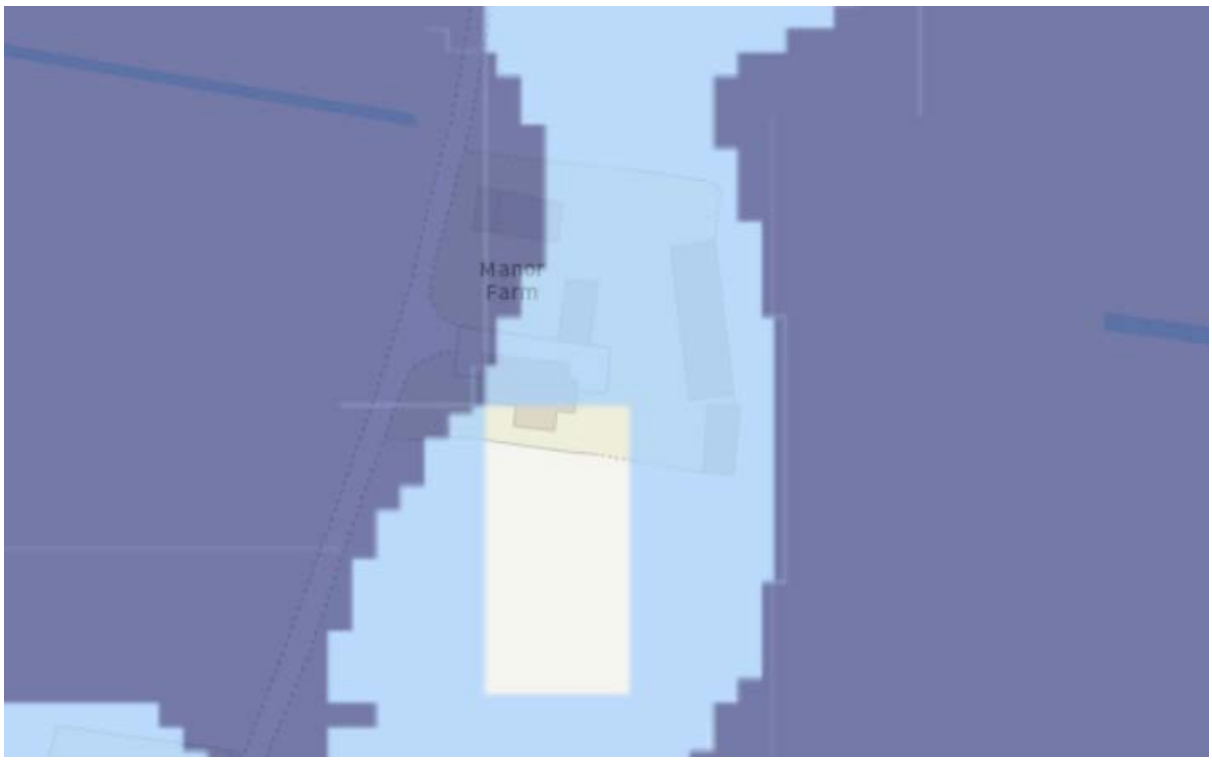


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal will result in two new dwellings on site when previously there were four approved. The principle of residential development has already been established in this location and the proposal can be considered a betterment in planning terms given that it will result in fewer dwellings positioned within a countryside location.

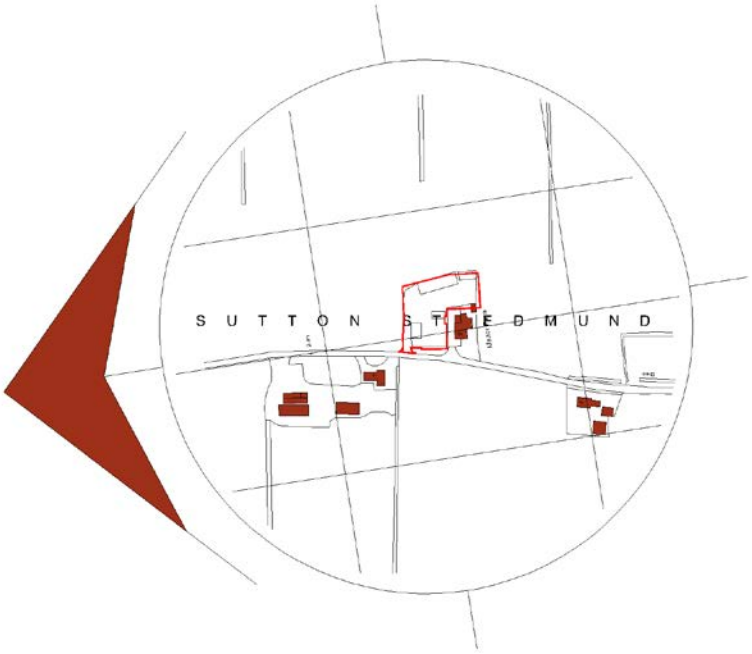


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The layout of the site is largely governed by the arrangement of the existing buildings on site. Barn 1 will have a parking area to the front and private garden area to the side and barn 2 will have a private garden to the front (as was previously approved) and parking within barn 3.

The extensions and alterations have been carefully designed to respect the integrity of the existing buildings. Barn 1 will follow the design of the previous approval in every aspect. Barn 2 will have the same front extension as previously approved as well as a side extension to reflect the changing needs of the applicant, in accordance with paragraphs 120 and 121 of the National Design Guide. The reinstatement of the fenestration to barn 3 will not be visible from a public vantage and therefore will have a negligible impact on the character and appearance of the surroundings.

It is submitted that the works proposed will be appropriate to the character of the existing buildings and visual amenities of the rural locality.

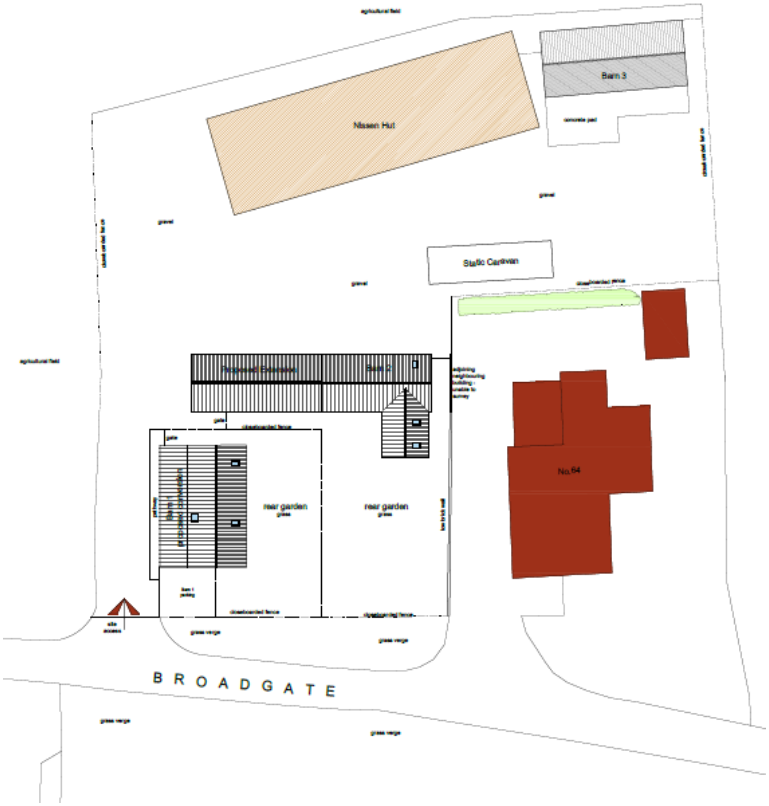


Figure 4: Proposed site plan

3.3 LANDSCAPING

There is ample scope within the site to provide a considered landscaping scheme which will be to the visual benefit of the area and will help to soften the appearance of the development.

4.0 ACCESS

4.1 LOCATION

The site is located along Broadgate, Sutton St. Edmund. The principle of residential development is already established under H19-1108-18 and H19-0622-19 and therefore the locational aspect of the development is already established.

4.2 SITE SPECIFIC

Access to barn 2 will be via the existing access point and that which was approved under H19-1108-18. Since this was approved for four dwellings and the proposal is for 1 dwelling, it is submitted that the access arrangement will be acceptable. There is ample space for parking and turning within the yard area for the occupants of barn 2. Barn 3 will also be used for a garage/store in association with barn 2.

Access for barn 1 will be taken directly from Broadgate. 2 parking spaces are provided to the front of the property which is considered sufficient to serve the 3-bed dwelling.