PETER HUMPHREY ASSOCIATES LTD.

DESIGN AND ACCESS STATEMENT

Job number: 5299	**Date:** 8/09/2015
Site address: Old hall Farm, The Oaks, 251 Broadgate, Sutton st Edmund PE12 0LT	
Description of development: This Design and Access Statement is for the conversion of 3 redundant agricultural buildings to dwellings.	
Background: Planning History: None. Pre-Application Advice: A Pre-Application response was received from Planning Officer Phil Norman on 5th May 2015 (ref:PE-00345-15) stating that subject to a Structural Survey confirming that the buildings are capable of conversion without significant rebuilding, it is considered that in principle, subject to consultation with statutory undertakers, a conversion scheme in this location would be acceptable.	
Site Details: The proposed site is located on Broadgate within the developed footprint of Sutton st Edmund. The area is mainly residential with some agricultural buildings. In the South Holland Local Plan, Sutton st Edmund is defined as 'other rural settlement'. The site currently has a number of agricultural storage buildings, some of which are no longer used. This application seeks to make good use of the redundant farm buildings to provide much needed housing to contribute to the shortfall of housing supply outlined in the South Holland District Council Local plan. This will help to contribute towards building a strong and competitive economy by providing housing for local workers. Initial, informal discussions have taken place with Phil Norman, Planning Officer at South Holland District Council and it was concluded that an application could be favourable.	

Design:

The following Statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with.

It is proposed to convert the existing brick barns whilst retaining the character of these attractive buildings. Timber windows and doors will be incorporated with large glazed areas to create traditional barn conversions. The buildings are generally in good condition but there are areas which will need repairs and rebuilding. These will be done with reclaimed bricks and tiles to match the existing.

A structural report has been carried out and is submitted as part of this application. This confirms that the buildings can be converted without the need for significant rebuilding.

A protected species report also accompanies this application and recommendations will be adhered to.

Layout:

The proposals have been designed to be in keeping with the rural character and to retain as much of the buildings as possible. The dwellings have been laid out so that there is no risk of overlooking and minimal impact to neighbouring properties.

There will be a large courtyard area which allows for abundant parking and turning areas and each dwelling will have a large garden. Gardens will be extensively landscaped, laid to lawn and incorporate native species hedges and trees which will help promote bio-diversity by providing local wildlife habitats.

This site will help contribute to the 7,600 homes needed in the South Holland District between 2001 and 2021 as outlined in the Local Plan.

Amount and Scale:

The development will be for 3 dwellings:

- 1 x 3 Bed 2-storey barn
- 2 x 2 Bed single storey

Use:

The proposed development will be residential.

Appearance:

The character of the agricultural buildings has been retained and additional openings are sympathetic to the style.

Any materials used to repair or rebuild will match the existing. Brick features will be retained to make sure the character is kept. Windows and doors will be timber joinery and meet Secured by Design standards.

This proposal seeks to create attractive dwellings whilst making good use of redundant buildings. We feel the conversion of these buildings would help to ensure that they are maintained to a high standard.

Landscaping:

The site is currently gravel and has no trees or hedges.

The proposed landscaping shows planting of trees and hedges which will provide a habitat for natural wildlife and will help local biodiversity.

Local species trees and shrubs will be selected and local nurseries will provide the proposed landscaping to ensure a sustainable approach is maintained.

It is proposed to provide high brick walls between plots with bricks to match the existing, for privacy, security and to enhance the courtyard arrangement.

Access:

There is currently an access from Broadgate which will utilised for this development. Visibility is good in either direction. The applicant also owns the adjacent property, 'The Oaks'.

The site plan shows sufficient space will be provided within each private access road to enable vehicles to enter, turn and leave in forward gear.

Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principle entrance. The parking and turning areas will be constructed using block paviors or gravel.

The proposed dwellings will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principle entrance of the dwelling as well as providing a ground floor WC.

Parking:

Parking standards are Minimum to be provided in accordance with South Holland Local Plan Appendix 2:

- 4-bed dwellings – 3 spaces (include garage).
- 3-bed dwellings – 2 spaces (including garage)

Public Transport:
The site has good access to public transport into Spalding, Long Sutton, Wisbech and the surrounding villages.

Flood Risk Assessment:

The site lies within flood zone 2. A Flood Risk Assessment prepared by Geoff Beel Consultancy has been submitted as part of this application.



Photos:



AERIAL VIEW 1



AERIAL VIEW 2



VIEW OF 2 STOREY BARN (1)



VIEW OF 2 STOREY BARN (1) LOOKING SE



VIEW OF SINGLE STOREY BUILDING (2) FROM ACCESS



VIEW OF SINGLE STOREY BUILDING (2) LOOKING SW



VIEW OF SINGLE STOREY BUILDING (3) FROM ACCESS



VIEW OF SINGLE STOREY BUILDING (3) FROM BROADGATE



VIEW OF SINGLE STOREY BUILDING (3) LOOKING EAST