



DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

279 BROADGATE
SUTTON ST EDMUNDS
PE12 0LT

FOR

MR AND MRS S DURSTON

Abstract

This Design and Access supports the Permitted Development Application for a proposed Barn Conversion located at 279 Broadgate, Sutton St Edmunds.

The proposal is subject to a Permitted Development Application for a Barn Conversion.

This new planning application follows the previous successful approval for the same proposal under reference: H19-0677-18 dated 28 August 2018.

Swann Edwards Architecture Limited 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 site for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports the Permitted Development Application for a Barn Conversion located at 279 Broadgate, Sutton St Edmunds.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from the South Holland District Council and Government design criteria.

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

The site at present contains a one agricultural building and numerous paddocks containing livestock. The current buildings are used for sheep, chickens some agricultural tools and hay store.

This new planning application follows the previous successful approval for the same proposal under reference: H19-0677-18 dated 28 August 2018. Due to personal circumstances the applicant has not been in a position to commence works on the project. Condition 1 on the current approval states that the works must be complete within 3 years of the date of the decision which is in accordance with the Town and Country Planning (General Permitted Development) Order 2015. With less than a year to complete the project the applicant feels they may not be able to meet the requirements of this condition. This application therefore seeks to obtain new approval for the project, affording the applicant additional time to complete the works. The applicant is now in a financial position to begin works and the estimated start date is January 2021.

The proposed layout of the building as seen on the accompanying plans requires minimal alteration works to the structure and mostly consists of the erection of new partition walls to create individual rooms. This is confirmed by the structural report that accompanied this permitted development application. The general appearance of the building will not change. There are no proposed differences from the scheme that is currently approved.

The spaces within the proposed dwelling will be designed to achieve one four-bed unit. In addition the site offers ample parking and amenity space with views over fields and will utilise the existing access.

The proposal will support and enhance the existing services and the community of Sutton St Edmunds.

The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to it's surrounding neighbours.

2. Planning Policy

The site conforms to National Planning Policies:-

2.1. The town and country planning (general permitted development) order 1995 (as amended) part 3, class j

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 a single dwellinghouse. There has been no dispute in any of the planning history 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 20 th 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 20 th 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 building housing livestock and there has been no intervening use. It therefore falls within the definition of being within agricultural use and there has been no dispute of this raised by either the Local Planning Authority or the Planning Inspectorate.
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—	There are no proposed smaller dwellinghouses.

	(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;;	
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 unit.
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.
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	As is confirmed in the accompanying Structural Survey, the proposal has been designed around the existing structure which is capable of accommodating the development.

	(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);	Other than the making good and enlargement of some of the fenestration and the staining and painting of the external walls, there will be minimal alterations to the external appearance of the building 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 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 nor is it within the curtilage of a listed building.

With regards to Q.2 (1), no issues were previously raised in respect of transport or highways, contamination, flood risk, the desirability of the conversion or the design or external appearance of the building. There have been no material changes to the site or the surroundings and therefore it is understood there will be no concerns with regards to the points raised in Q.2(1).

To support the above, the application is accompanied by a Structural Survey Report and a Flood Risk Assessment, all of which support the scheme proposed 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.

It is clear the existing building can be considered for residential conversion under permitted development. In addition this proposal would result in the introduction of one new dwelling in to the existing village. It will enhance the community's sustainability, improve community cohesion and remove conflict from the agricultural use and private residents.

The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to its surrounding neighbours.

3. Design

3.1. Use & Amount

The proposal will include landscaping and driveway with parking to the front and proposed planting to soften the front of the property. The rear garden will be seeded with grass.



Figure 1: Location Plan

It is the intention of Mr and Mrs Durston to enhance the existing locality and to create a scheme that sits comfortably with the existing form and character around this part of Sutton St Edmunds. It will sit in harmony with the existing dwellings and the wider area.

The size, layout and accommodation are driven by the desire to provide good quality, modern accommodation for the occupants and users of the building.

3.2. Layout and Scale

The layout of this site exists in so far as the boundaries are established. The site has natural boundaries and this is an existing agricultural building. There are multiple existing dwellings to the north east of this proposal.

The orientation of the proposed dwelling follows the existing form and character of this part of the village. It is designed so that it will have minimal impact on the neighbouring properties in terms of overlooking and massing.



Figure 2: Site Plan

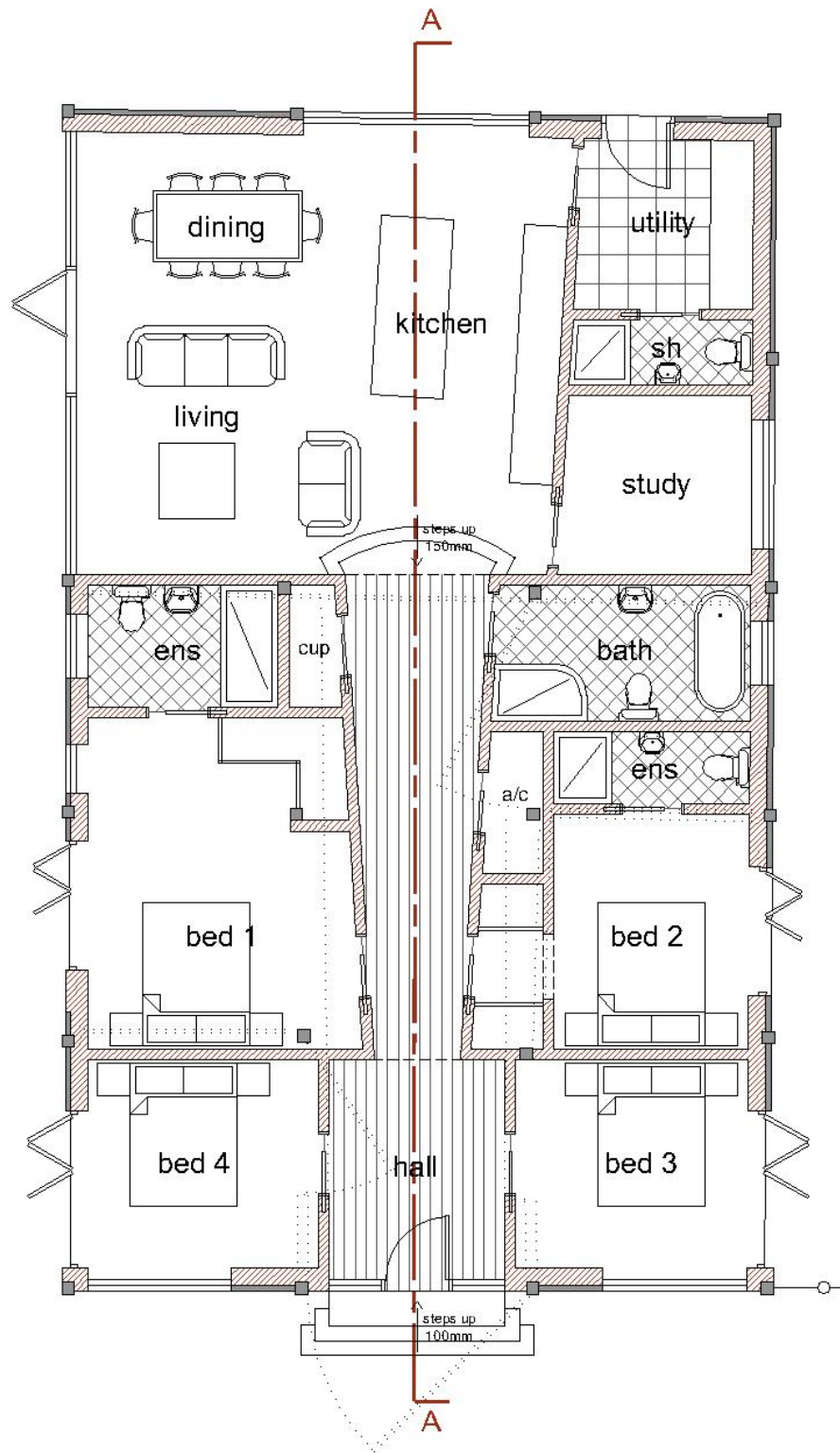


Figure 3: Floor Plan

3.3. Landscaping and Appearance

The proposed Conversion will make use of the existing landscaping and will utilise the existing access.

The Conversion sits in the same footprint as the agricultural barn, therefore impacts on landscaping and appearance will be minimal.



Figure 4: Current View from within the Site



Figure 5: Current Internal View



Figure 6: Current View from within the Site



Figure 7: Current View from the Site

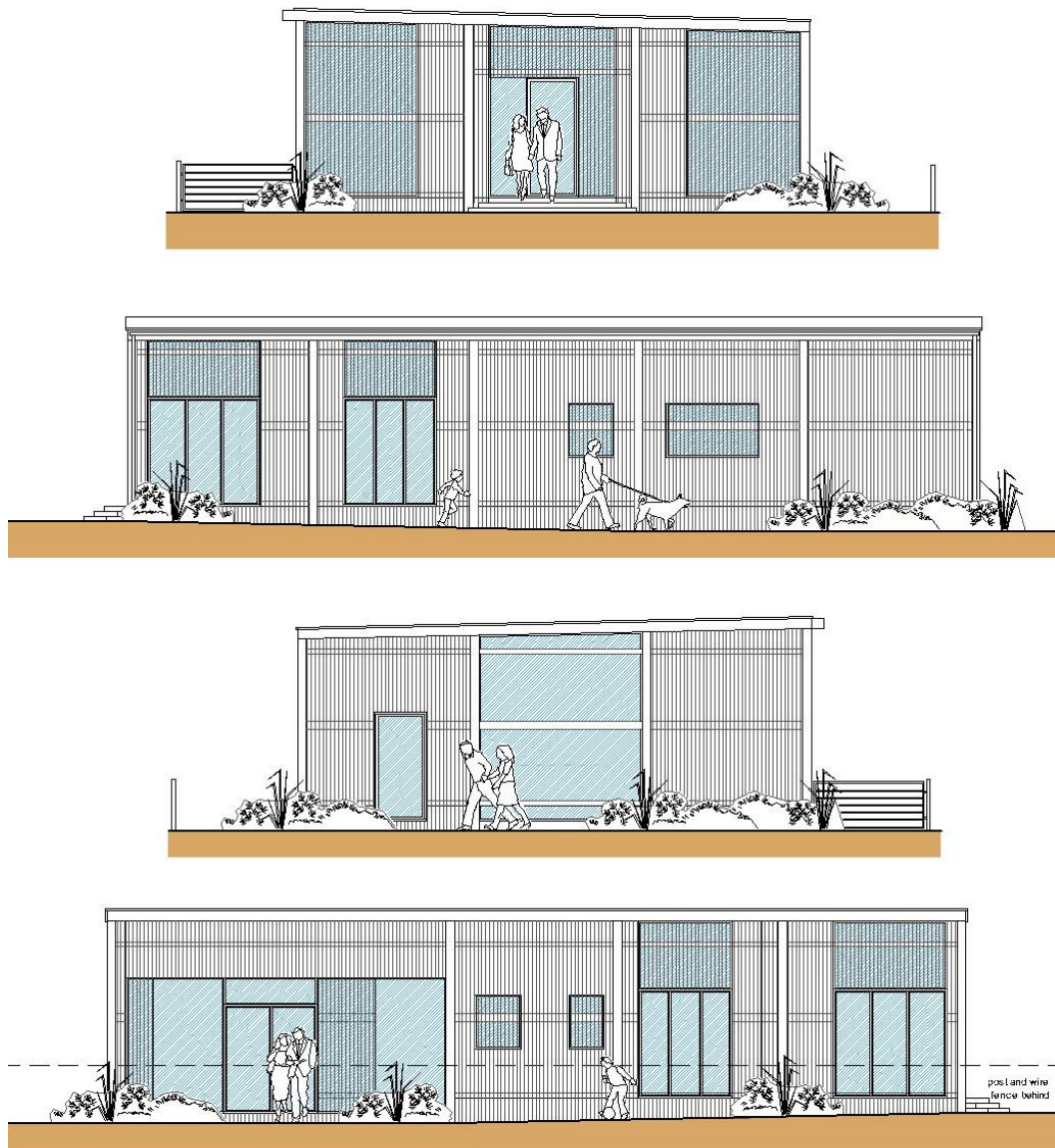


Figure 8: Proposed Elevations

3.4. Flood Risk

This site is entirely located in Flood Zone 3. As the site is within Flood Zone 3 a flood risk assessment undertaken by Geoff Beel Consultancy is included within the submission documents and all recommendations of this can be achieved.



Figure 9: Extract from environmental agency flood risk map

4. Access

4.1. Vehicular and Transport Links

The site benefits being in close proximity to A17.

Bus stops in the village provide a service to neighbouring towns, which has links to Peterborough, Norwich, Wisbech and Downham Market. By road, the towns of Spalding, Wisbech and King's Lynn are close by.

4.2. Site Access

Vehicle access to the site is via the existing site entrance off Broadgate.

4.3. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations. A large front door with a level access threshold will allow access to the dwelling. Disabled people will not be segregated from any activity which may occur.

4.4. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.