SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED DWELLINGS

AT

CARTER'S FARM
OXCROFT BANK
SHEPEAU STOW
SPALDING
LINCS
PE12 0TY

FOR

MR FORD

Job No. SE-2156 **June 2025**

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1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for residential development. The application is for the erection of a new detached 2- storey dwelling with an attached triple bay garage involving the demolition of the existing agricultural buildings and follows a Part Q Approval for the conversion of the barn to two dwellings. The application site is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding.

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2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding. The site currently accommodates various agricultural buildings. Access is available from Oxcroft Bank and will be incorporated into the proposal. As a result, vehicular movement will be reduced and can be considered as a highway safety advantage in support of the proposal.

Although the surrounding area is dominated by agricultural farmland, there is a large number of residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.



Figure 1: Aerial photograph

2.2 HISTORY

H23-1132-23 - Conversion of three agricultural barns into four residential dwellings involving the demolition of a fourth barn – Refused 19/02/2024

H23-0522-24 - Convert 3 agricultural barns into 4 residential dwellings including the demolition of a fourth barn – Refused 21/08/2024

H23-0766-24 - Proposed conversion of existing agricultural building to form 2 new dwellings – Approved 11/11/2024

H23-1089-24 - Erection of 2 dwellings comprising of 2 x detached 2-storey dwellings and 2 x double garages involving the demolition of the existing agricultural buildings
and follows a Part Q Approval under reference H23-0766-24 - Refused

2.3 BACKGROUND

The building in question benefit from Class Q permitted development rights to be converted into 2 dwelling houses (reference H23-0766-24), it was acknowledged that a fall-back position of residential development exists which is a material planning consideration in any future planning submission.

2.4 PROPOSAL

Following the approval of H23-0766-24, the proposal is for the demolition of the existing barn and the replacement with a single dwellinghouse.

The layout of the proposed dwelling is illustrated on the accompanying plans. The dwelling has been positioned to utilise as much of the existing barn's footprint as possible. Its L-shaped form will create a sheltered courtyard, offering both privacy and protection from the wind — qualities well-suited to this rural setting and characteristic of traditional barn-style dwellings. The development is intended to reflect a 'farmstead' aesthetic, with the new dwelling designed to resemble a barn conversion in style and appearance.

The plot will use a new access roughly within the centre of the site, which comes off the existing vehicular access to Oxcroft Bank.

2.5 PRINCIPLE

The proposal is for the erection of a new dwelling involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing building to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

This proposal should be viewed as a clear betterment when compared to the previously refused application. Unlike the earlier scheme, which involved multiple units the current proposal seeks permission for a single, sensitively designed dwelling. This significantly reduces the intensity of development on the site, leading to a marked decrease in potential vehicle movements and a more limited visual and environmental impact. The single dwelling approach also allows for a layout and design that more closely respects the character of the rural setting, improves integration with the landscape, and preserves the open countryside feel. Additionally, by adopting a barn conversion-style aesthetic, the proposal further enhances its compatibility with the site's context and local vernacular architecture.

2.6 FLOOD RISK

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.

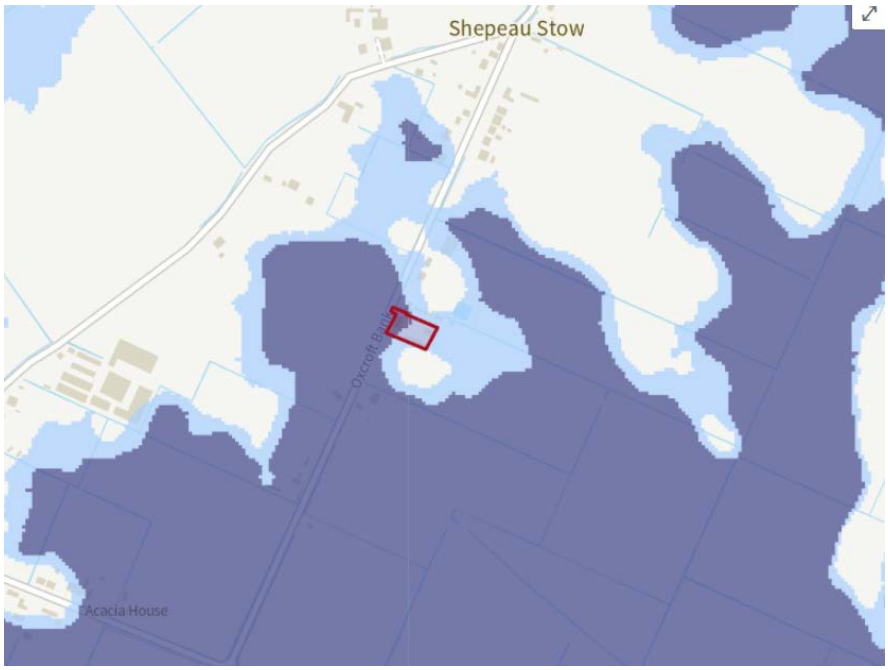


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The land is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding.

Although the surrounding area is dominated by agricultural farmland, there are several residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The existing use of the site is agricultural and the proposed use is residential with an agricultural feel.

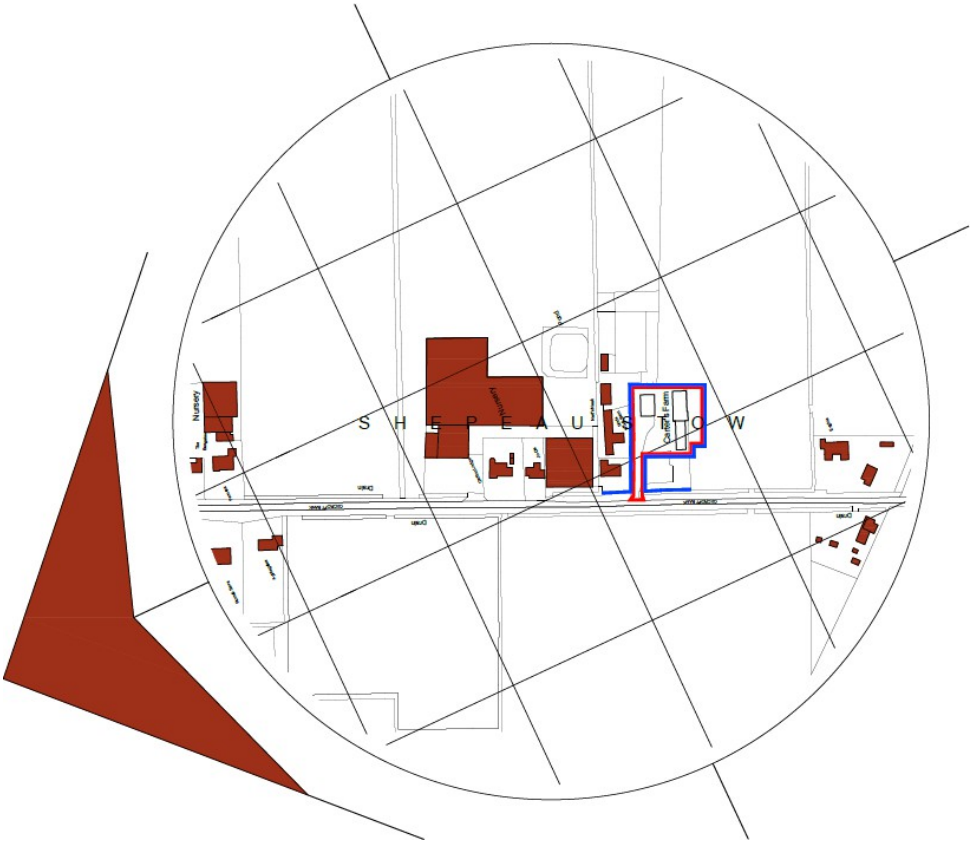


Figure 3: Location Plan

3.2 BETTERMENT EVALUATION AND CLIMATE CHANGE STATEMENT

The proposal demolishes an existing agricultural unit with the potential to reopen at any point and introduce an unlimited quantity of traffic and vehicular movements. If the application is to be granted, the barn will be demolished and replaced by a dwelling. Importantly, the vehicular movements tied to a single dwelling of this scale are limited and can generally be forecasted throughout the day and week in relation to working times, given a vehicular movement to leave to work and come home from work. In turn, this change of use would significantly reduce the carbon emissions not only via reduced movements, but the types of vehicles entering and exiting site too. Agricultural vehicles are typically large in nature and provide heavy carbon emissions compared to that of a standard domestic car, especially with electric alternatives on the rise.

Further to the above, the architectural merit of the proposal grants the form to potentially incorporate renewables that perform at a better efficiency, this being a betterment in aiding with achieving the goals set out within the Local Plan. One example of this is the proposed roof. The efficiency of any potential photovoltaic panels installed will increase due to the roof pitch and therefore offer a betterment in terms of potential renewable energy sources by giving opportunity for renewable energy sources to be considered, whereas under the existing Class Q approval, they simply wouldn't be financially viable due to the limited performance they would be able to carry out. Furthermore, a new build will allow for the structural integrity and lifetime of the building to be increased, allowing for technological advancement that otherwise may not be viable for the site and in turn, helping the local planning authority to achieve the targets set out within the Local Plan, as cited above previously.

Class Q legislation is limited and therefore restricts development outside of the building's footprint, drawing particular emphasis on a driveway and garden space, in this instance. This significantly improves the street scene, allowing an established driveway with finishes to the standards expected by the county council.

Because of the nature of the Class Q approval and it's respective legislation, the granted application was not considered in terms of bio-diversity net gain and thus would be accurately estimated to be a net negative. The full application before you enables this to be corrected through the correct route and procedures that national planning and local planning authority framework has successfully introduced and implemented. As this application is full planning in nature, biodiversity has been considered and supporting documentation can be found supporting this claim. The applicant is more than happy to strive to comply with the national targets and has provided plans within the application that showcase how this will be achieved. As such, the proposal successfully qualifies as a betterment scheme that should be granted to aid in the local authority achieving their climate change goals as set out in the local plan.

Approved Document L, Conservation of fuel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments:

A new dwelling must be built to a minimum standard of total energy performance. For a new build dwelling to gain Building Control approval it has to pass regulation 25 of Approved Document L in which it exceeds the minimum energy performance requirements approved by the secretary of state.

The following metrics measure the energy performance requirements:

- The target primary energy rate, in kWhPE/m2 per year: this is influenced by the fabric and fuel.
- The target emission rate, in kgCO2 /m2 per year: this is influenced by the fabric and fuel.
- The target fabric energy efficiency rate, in kWh/m2 per year: this is influenced by the fabric only.

The above metrics are not utilised within a Class Q SAP assessment and thus it would stand to reason that any New Build Dwelling constructed on the site would be more energy efficient and produce reduced emissions than that a conversion could achieve.

Further evidence to support the construction of a new build would be Table 4.3. Table 4.3 - Limiting U-values for existing elements in existing dwellings lays out the improved values which need to be met ducting the conversion, for the walls, roof and floor spaces respectively, they are as follows:

- Roof 0.16 U-value(1) W/(m2 ·K)
- Wall – cavity insulation 0.55 U-value(1) W/(m2 ·K)
- Wall – internal or external insulation 0.30 U-value(1) W/(m2 ·K)
- Floor 0.25 U-value(1) W/(m2 ·K)

Whilst it is common for conversion to have u-values higher than the above standards, especially if the dwelling must achieve a certain EPC rating, it is not required for conversions to access or even improve the thermal bridging within the construction process. Meaning that whilst you may have an improved thermal envelope, you would still be susceptible to higher levels of heat loss due to poorer thermal bridges.

Table 1.1 Summary of notional dwelling specification for new dwelling[1]

Element or system	Reference value for target setting
Opening areas (windows, roof windows, rooflights and doors)	Same as for actual dwelling not exceeding a total area of openings of 25% of total floor area[2]
External walls including semi-exposed walls	U = 0.18 W/(m²·K)
Party walls	U = 0
Floors	U = 0.13 W/(m²·K)
Roofs	U = 0.11 W/(m²·K)
Opaque door (less than 30% glazed area)	U = 1.0 W/(m²·K)
Semi-glazed door (30–60% glazed area)	U = 1.0 W/(m²·K)
Windows and glazed doors with greater than 60% glazed area	U = 1.2 W/(m²·K) Frame factor = 0.7
Roof windows	U = 1.2 W/(m²·K), when in vertical position (for correction due to angle, see specification in SAP 10 Appendix R)
Rooflights	U = 1.7 W/(m²·K), when in horizontal position (for correction due to angle, see specification in SAP 10 Appendix R)
Ventilation system	Natural ventilation with intermittent extract fans
Air permeability	5 m³/(h·m²) at 50 Pa
Main heating fuel (space and water)	Mains gas
Heating system	Boiler and radiators Central heating pump 2013 or later, in heated space Design flow temperature = 55 °C
Boiler	Efficiency, SEDBUK 2009 = 89.5%
Heating system controls	Boiler interlock, ErP Class V Either: – single storey dwelling in which the living area is greater than 70% of the total floor area: programmer and room thermostat – any other dwelling: time and temperature zone control, thermostatic radiator valves
Hot water system	Heated by boiler (regular or combi as above) Separate time control for space and water heating
Wastewater heat recovery (WWHR)	All showers connected to WWHR, including showers over baths Instantaneous WWHR with 36% recovery efficiency utilisation of 0.98
Hot water cylinder	If cylinder, declared loss factor = 0.85 × (0.2 + 0.051 $V^{2/3}$) kWh/day where V is the volume of the cylinder in litres
Lighting	Fixed lighting capacity (lm) = 185 × total floor area Efficacy of all fixed lighting = 80 lm/W
Air conditioning	None
Photovoltaic (PV) system	For houses: kWp = 40% of ground floor area, including unheated spaces / 6.5 For flats: kWp = 40% of dwelling floor area / (6.5 × number of storeys in block) System facing south-east or south-west

NOTE:
1. For a dwelling connected to an existing district heat network, an alternative notional building is used. See paragraph 1.8 and SAP 10.
2. See SAP 10 for details.

Notional Standards

The metrics used to measure new builds are much more thorough. It is recommended that new build dwellings be constructed to notional standards far superior to that of the improved values above. A full range of efficient thermal bridges would also need to be used for the dwelling, demonstrating how heat loss through thermal junctions can occur.

It would stand to reason that any new build dwelling constructed on site would be to a higher quality, be more sustainable, have a lower emissions and energy use rate than that of a converted dwelling. Some of this may be offset with the use of renewable technologies on a converted dwelling, however placing the same renewable technologies into a new build would have a far more positive and efficient impact.

To conclude, the proposal is deemed to be acceptable and would help achieve the climate change targets set out within the Local Plan.

3.3 LAYOUT, SCALE AND APPEARANCE

The dwelling is designed to have the appearance of a barn conversion and therefore has been arranged in an L-shape, which allows for a traditional courtyard setting. The dwelling has been designed to have a farmstead appearance. This is considered to be visually appropriate given the rural location.

All primary first floor windows will be positioned front and back within the dwelling and as such no overlooking or loss of privacy towards existing residents or between future residents will occur.

Each dwelling will be provided with its own private garden area and off-road parking in accordance with the adopted parking standards.

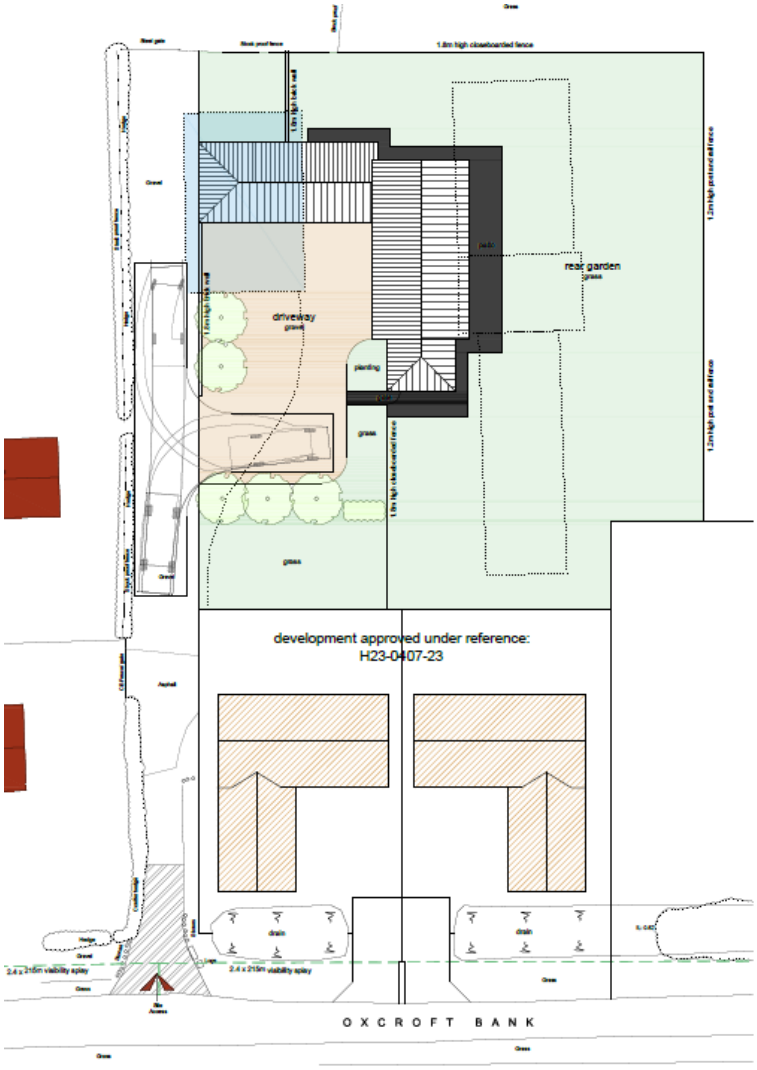


Figure 4: Proposed site plan

3.4 LANDSCAPING

The proposal includes landscaping positioned along the site boundaries which will be to the visual benefit of the future residents and the character of the area, and also providing the landscaping required for the Biodiversity Net Gain calculations which is attached in support of the proposed application.

ACCESS

3.5 LOCATION

The site is located outside of any defined development boundary where there is likely to be a reliance on private modes of transport. However since the site benefits from extant prior approval for two dwellings under Class Q of the GDPO, it is inevitable that there would have two households in this location. The Reduction in units should be seen as a betterment, the current proposal will have reduce the amount of vehicular movements to and from the site based on the extant approval. Accordingly there are no implications on the locational aspect of the development as far as access is concerned.

3.6 SITE ACCESS

The existing site access will be utilised in this development and upgraded to Lincolnshire County Council specification. The plot will be provided with at least 4 parking spaces, 3 of which are to be in the garage, and there is scope within the site to enable vehicles to turn so that they enter and exit the site in forward gear.

There is good visibility along Oxcroft Bank and therefore the site can be accessed safely.

4.0 CONCLUSION

The proposal is for the erection of a new dwelling involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing building to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

This proposal should be viewed as a clear betterment when compared to the previously refused application. Unlike the earlier scheme, which involved multiple units the current proposal seeks permission for a single, sensitively designed dwelling. This significantly reduces the intensity of development on the site, leading to a marked decrease in potential vehicle movements and a more limited visual and environmental impact. The single dwelling approach also allows for a layout and design that more closely respects the character of the rural setting, improves integration with the landscape, and preserves the open countryside feel. Additionally, by adopting a barn conversion-style aesthetic, the proposal further enhances its compatibility with the site's context and local vernacular architecture.

The design of the proposal is appropriate to the character of the area and the scale and will result in a more aesthetic development.

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.

It is submitted that the proposal complies with the relevant case law and with Local Plan policies in relation to design, layout, residential amenities and highways. It is therefore respectfully requested that planning permission is granted.