

Design, Access & Planning statement

Barn adjacent 27 Church lane, Barrow on Trent, DE73 7HB



Introduction

This design and access statement has been prepared in support of an application to convert the existing barns into a single dwelling, to provide replacement new build to the site of the existing outbuildings and to provide a single storey glass link between the two.

An application was submitted for the site which included conversion of this barn and x2 additional new build dwellings. Approval was given in August 2020 (**DMPA/2020/0687**).

The applicants, Mr& Mrs Irwin are the new owners of the site which comprises the brick barn and its outbuildings. This application seeks approval for the revised scheme.

Due to the short timespan between the approval and this application (and as a result of the new ownership) we have respectfully included the surveys which accompanied the approved application (all credits are listed) with the view that this information is still current and any conditions arising from these reports are proposed to be honoured in this application.

The Application Site

The site lies within the village of Barrow on Trent within the settlement boundary, and is served by a primary access road to adjacent properties including the farmhouse and (eventually) new builds to the North of the site. New dwellings are also situated directly to the North of the site, recently developed. The barn also benefits from a secondary access point to the north of the site through the neighbouring properties driveway. This access is secured in land registry title deeds by grant of easement providing access in times when Church Lane is impassable due to

flood (attached). The plot includes a large North facing garden, a courtyard to the central area with ample parking. The frontage is a key aesthetic view to the site and is intended to remain in all forms including landscaping, trees and built form.



The Application Proposals

Planning approval is sought to convert the barn, to partially extend it, to replace the outbuildings with a new extension and provide a glazed single storey link between the two. Respectfully to the approved scheme, the barn is relatively dark in terms of a habitable space internally and the outbuildings whilst relevant as stores, provide more storage than would be reasonably necessary for a domestic dwelling. As a result, we are looking to extend so that a generous amount of daylight and enjoyment of the outdoor space (by the introduction of glazed frontages) could be brought into the scheme, into the main living spaces. The current courtyard arrangement would be retained, and landscaped so that it did not function solely as a hardstanding for vehicles.

Pre-App

A pre-app has not been submitted since an approval was given in 2020 for conversion. We hope to pick up on comments made at the time of the approval and provide a similarly supported scheme.

Layout

The proposals seek to provide bedrooms to the existing barn, thereby retaining all of the barn openings without loss of daylight which would normally be required in a living space (kitchen/dining etc). Form including internal walls and structure is retained to a large extent. Whilst roof timbers appear to be structurally sound with no immediate damp issues, this will

require investigation. The ridge beams appear to be replacement timbers that appear to be well under the strength required. As a result replacement is likely for structural reasons. Each timber and in particular trusses will be retained and made good assuming structural integrity is in place.

Fig 1 – inadequate ridge beam and rafters.



As a result of this the living accommodation is proposed to be sited in a new extension building to the North, and taking up the footprint of the existing outbuildings. This will include a kitchen/dining area and parking for x2 cars. An access stair up to first floor provides x2 new bedrooms within the roof void.

Neighbouring property ridge heights and eaves heights are noted and the proposed ridge and eaves of the extension falls below these levels, in an attempt to retain subservience in terms of views from adjacent properties.

Glazed elevations to the new build element are designed to allow enjoyment of the views to both the courtyard and the rear garden for the inhabitants. We do not believe the views or the form impact upon neighbouring properties in terms of rights of light or separation distances.

Access

The existing access arrangements remain unchanged.

Flood Risk

The risk of flooding at the site is shown to be higher than average and this is borne out by the document provided by Ardent consulting engineers ref 193650-02B. *(Which we have enclosed and for which Ardent are credited).*

The Flood risk assessment recommendation is for a level of +39.23m. As the existing barn is currently at a level of +38.60, this equates to an increase in floor height of 630mm which

renders the existing doors unusable due to lintels and head height issues. Hence an alternative entrance would be necessary.

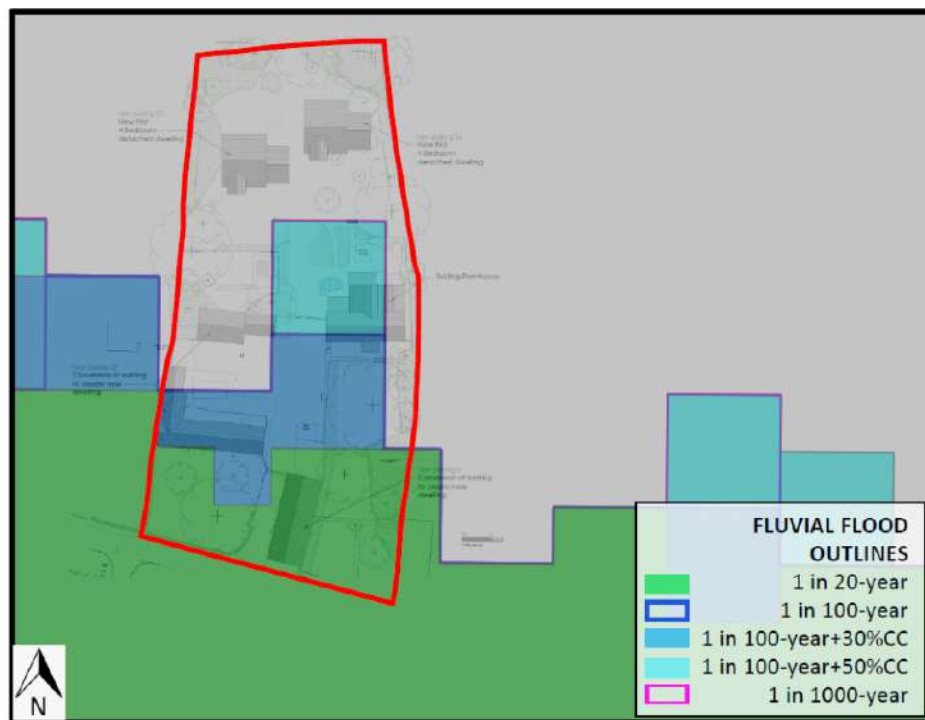
The small addition to the original barn (proposed as a bedroom in the existing planning permission) has a floor level approximately 200mm lower than the main barn structure. This would therefore require an increase of 830mm to the current floor level which renders the structure unsuitable for conversion.

The loss of this area reduces the number of bedrooms to two and significantly affects the viability of the conversion.

It will be noted that an adjacent development DMPA/2019/0878 has gained approval with 600mm increase in finished floor level (from the existing). As a result the maximum +38.92 is achieved. This property is located within flood zone 3 and is closer to the waterway than this barn.

We are also demonstrating in the image below from Ardent's report that the majority of the site is outside of the immediate 1 in 20 year risk. *All of the new build element is outside of any of the risk zones.*

As a result we would ask that consideration to be given to the following level throughout - +38.90. This raises the current barn by 300mm, and whilst this still makes the existing door openings redundant in terms of use, it would justify the new glazed link entrance. Additional flood measures in terms of construction (eg. Tanking to the barn) is also proposed as well as flood risk defence measures to the barn.



Trees & Ecology

There are a number of new and mature trees as well as hedging to the site boundary, some of which are recent additions by the neighboring property. None fall within the proposed build location and all will be retained.

The same trees identified for removal in the current planning approval will require removal to implement the revised layout. No additional trees require removal.

The Arboricultural Impact Assessment that accompanies this (Quants doc ref 118.107b) identifies trees T19, G15 and G16 as being removed to accommodate the barn conversion

Heritage Value

The Barn is certainly a key feature of the streetscene and is referred to in the Barrow on Trent conservation area character statement (2011). The Southern elevation of the barn, which is the visible elevation to the street, is an important contribution and will be sensitively refurbished to ensure the character remains.

The application site lies within the Barrow upon Trent Conservation Area and the farmhouse and the southern most pair of outbuildings are all identified as buildings making a positive contribution to the overall special architectural and historic character of the area. The northernmost of the outbuildings, proposed as garaging for the barn conversion, is not identified in this way, partly owing to its reduced presence in the public realm and partly due to its more lightweight construction and alterations.

Excerpt from the case officer's report for DMPA/2020/0687

Following on, we would hope consideration for the new build element of the barn be similarly approached since there is a reduced presence to this area of the site. The predominant form of the main barn elevation frontage remains unaffected and retains much of its existing contribution to the public realm.

The design approach taken with the new builds is consistent with the proposed conversion works and in keeping with the character of the existing buildings on site. Both units appear as agricultural style dwellings which are traditional in character and reflect their rural setting, Unit 1 is modelled on a threshing barn and includes ventilator slots on the gable end which assists in creating an agricultural character and tall narrow windows openings which are non symmetrical and irregular

Excerpt from the case officer's report for DMPA/2020/0687

This paragraph from the case officer's report refers to the new builds granted permission in 2020. We have endeavoured to apply a similar design approach to the new build extension, with large areas of glazing (mirroring the openings of the outbuildings) but with pitched roof forms and the use of timber cladding and timber members forming the link to provide a rural character. The intention is to provide a subservient material palette to the barn, and with the extent of glazing proposed, a contrasting built form which does not seek to pastiche the barn.

Bats

Bat presence was noted by Quants environmental in July 2020. As a result of the findings and presence of bats to the barn, the following condition was attached to the approval.

The development shall be carried out in accordance with the mitigation and compensation measures outlined in section 4.3.2 of the Bat Survey Report prepared by Quants Environmental, dated July 2020. The measures shall include the need to apply for a Natural England Bat Mitigation Licence, a copy of which shall be submitted to the Local Planning Authority once issued.

As a result we propose as part of a forthcoming approval to include for the measures stated to be included in the development of the barn and extension.

Planning Policy**South Derbyshire Local plan (2016)**

Policy S1 Sustainable Growth Strategy

Policy S1 sets out that at least 12,618 dwellings will be built over the plan period.

Policy S2 Presumption in Favour of Sustainable Development

A positive approach will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Policy H1 Settlement Hierarchy

Barrow Upon Trent is allocated a rural village where development of a limited nature will be allowed within the settlement boundary. The application site is within the settlement boundary.

South Derbyshire Local plan Pt 2 (2017)

Applications for development that affects heritage assets, as defined in Policy BNE2, will be determined in accordance with national policy for conserving and enhancing the historic environment.

the loss of buildings and features which make a positive contribution to the character or heritage of an area should be avoided through preservation or appropriate reuse, including enabling development;

National Planning Policy Framework (2019) NPPF

Paragraph 78 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 117 sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses and strategic policies should set out a clear strategy to meet need, in a way that makes as much use as possible of previously-developed land.

Paragraph 200 sets out that Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

References and Credits

There are a number of documents which form part of the approved application August 2020 (*DMPA/2020/0687*). Since the site has now been subdivided and sold according to each plot, the applicant (owner) of the barn has taken ownership of this approval. We therefore respectfully reference those documents which relate to the site and which formed part of the original application. The dates of these reports would indicate their continued validity in moving forward with this, the revised scheme. Documents referenced to;

- Quants environmental Interim Bat survey report November 2019
- Quants environmental Interim Bat survey report July 2020
- Quants environmental Arboricultural survey May 2020
- Quants environmental Tree constraints plan June 2020

- Quants environmental Tree assessment plan July 2020
- Ardent Consulting engineers – Flood Risk assessment Jun 2020

Site photographs



BOUNDARY VIEW TO WEST



COURTYARD VIEW



COURTYARD VIEW



STREET FRONTAGE VIEW



COURTYARD VIEW



VIEW INTO SITE



INTERNAL VIEW



INTERNAL VIEW



INTERNAL VIEW

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