

CLASS Q CONVERSION_SYCAMORE FARM STORE
DESIGN AND ACCESS STATEMENT

Sycamore Farm

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1 Introduction

1.1 Foreword

This Design and Access Statement has been prepared by Ashman Architects in support of a Class Q planning application for the change of use of existing agricultural building at Sycamore Farm, Kirton.

1.1.1 The proposal is for: "Class Q Permitted Change of use of land and agricultural building no longer needed for modern agriculture, to Class C3 dwellinghouse, with associated parking."

1.1.2 This document should be read in conjunction with the supporting plans accompanying this application.

1.1.3 Full site address: Sycamore Farm, Sykemouth Drove, Kirton, Boston PE20 1TS

1.1.4

1.1.5 The submission includes the following information, documents and drawings:

Documents

Design and Access Statement (This document)

Planning Application Forms

Drawings

501-GA00EX_Existing.pdf

501-GA01EX_Existing.pdf

501-GA00_Proposed.pdf

501-GA01_Proposed.pdf

501-GE01EX_Existing.pdf

501-GE01_Proposed.pdf

Flood Risk Assessment (by Stuart Hemmings)

Ecological Statement (By Andrew Chick)

2 The Application Site

2.1 Location

- 2.1.1 The site is accessed via Sykemouth Drove an adopted Highway (*lincolnshire.gov.uk - Adopted roads and structures*)
- 2.1.2 The existing building is a timber framed, open ended barn previously used for farm vehicle storage but now used for temporary, informal storage.
- 2.1.3 The structure is sited to the south of the historic Sycamore Farm and creates the southeast boundary to the perceived curtilage of the existing residential property. The barn also forms the south border of an established service yard area.
- 2.1.4 The northwest of the Sycamore Farm site is populated by mature trees however the view from the barn is characterised by open fields to the east and south, framed by a mature beech tree on the southwest elevation and an established hedgerow bordering the site to the east.
- 2.1.5 Beyond the existing vehicular entrance, to the north of the building is a large area of hardstanding which has in recent history has been used for truck parking/servicing although was once the site of a larger barn complex.
- 2.1.6 Environment Agency maps show the site to be outside of Flood Zones 2 and 3.

2.2 Site Analysis

- 2.2.1 A Structural Assessment of the existing barn was carried out on the 12th of January by Andrew Caine BEng (Hons) CEng MStructE. The report concludes that the existing structure is in good condition and suitable for residential conversion.
- 2.2.2 The existing agricultural store has a footprint of 247sqm. The building's simple plan form is well suited for residential conversion and is of a character fitting of the rural location.
- 2.2.3 The setting of the building is an operational yard with little mature landscape.
- 2.2.4 The existing principle, open barn gable elevation faces the entrance access way and boundary hedge.
- 2.2.5 The conversion offers the opportunity to significantly improve and enhance the appearance of the building and it's setting.

2.3 Flooding

- 2.3.1 Environment Agency (EA) data shows the site to be within flood zone 3 as is the entire area.
- 2.3.2 It is evident that the area has been assessed to be prone to flooding from the sea due to over-topping of existing defences.
- 2.3.3 Guidance has been sought from Flood Engineer Stuart Hemming and a Flood Risk Assessment (FRA) has been submitted as part of this proposal.
- 2.3.4 The conclusion of the assessment recommends that "the level of the new ground floor of the refurbished barn should be raised a minimum of 500mm above the existing ground level on the site."

2.4 Ecology

- 2.4.1 An ecological appraisal has been carried out on the application site by ecologist Andrew P. Chick MPhil ACIEEM. This appraisal is submitted alongside the pre-app documents. It summarises that overall, the site is considered to be of low ecological value.

3 Design and Access – Compliance Under Class Q

3.1 Use

- 3.1.1 The application seeks consent for the renovation and change of use of land and agricultural building into Class C dwellinghouse with associated parking spaces.
- 3.1.2 The building has been solely used for agricultural use since at least 2010.
- 3.1.3 There are no safety hazard areas on site nor are we aware of any contamination issues.
- 3.1.4 The site is not a scheduled monument, or listed building. It does not fall within a conservation area.
- 3.1.5 The proposal is for a single dwelling and as such will not pose any adverse noise impacts.

3.2 Amount of Development

- 3.2.1 The proposal seeks to use the site to accommodate a single dwelling unit with associated parking and external amenity area. No additional buildings are proposed.
- 3.2.2 The existing building has a footprint of 247sqm, within the 450sqm threshold for permitted conversion under Class Q.
- 3.2.3 The proposal has a combined floor area of 307sqm over 2 floors, within the 450sqm threshold for permitted conversion under Class Q
- 3.2.4 No part of the proposed building will extend beyond the footprint of the existing

3.3 Layout

- 3.3.1 The layout of the proposal is dictated by the building's size, existing fabric and physical constraints.
- 3.3.2 The design utilises the existing structure and grid lines to accommodate a series of well-proportioned spaces. The structural arrangement allows for the simple conversion into residential use.
- 3.3.3 The proposed building is entered from the northeast via a covered foyer and lobby space. The plan then splits to provide a large open living area to the southeast with views out over the landscape and bedrooms to the west of the plan. A utility area opens out on to a south facing deck area which also accommodates outdoor seating.
- 3.3.4 Glazing has been introduced utilising existing openings to allow maximum natural light into the plan. These can be clearly seen on the proposed elevations and plan.

- 3.3.5 The existing brick store to the northwest of the building will be retained, repaired and slightly shortened as part of the proposal to allow natural light into the bathroom areas.
- 3.3.6 Parking is located to the north of the plan, accessed from the central yard area, framed either side by new landscape. A gentle ramp will rise to 500mm above ground providing the required flood resilient level. The area to the southeast of the barn is to be landscaped to provide an enhanced immediate view from the living area window and improved access to the site.
- 3.3.7 The existing fabric is to be repaired where possible or replaced to provide a suitable construction build up to bring the structure up to modern, building regulation standards with the aim of creating a good internal environment and reduce heating requirements over the building's lifetime.

3.4 Scale, Size, Mass

- 3.4.1 There are no changes proposed to the main building's footprint or height. There will be a small reduction in the brick store to the northwest of the property.

3.5 Appearance

- 3.5.1 The proposal seeks to retain a rural aesthetic to fit within its agricultural context and countryside surroundings.
- 3.5.2 New windows are proposed, principally within the existing building openings, to provide enclosure while retaining the character of the existing barn whilst allowing natural light into the plan.
- 3.5.3 The metal roof will be replaced with an insulated metal finish in a similar grey colour.

3.6 Refuse and Recycling

- 3.6.1 Waste and recycling from the proposal will be located to the northwest of the site and serviced by Boston Council as part of the service provided to the existing properties of Sykemouth Drive.

3.7 Landscaping

- 3.7.1 Additions to the current landscaping aim to further ruralise the brownfield site, creating more ground permeability and areas for wildlife as well as significantly improving the setting. Landscaping will be carried out with native species in line with ecologist's feedback with the aim of increasing Bio-diversity net gain across the site.

3.8 Site Access

- 3.8.1 The site is accessed via the existing adopted highway Sykemouth Drive. Sykemouth Drive has an established turning from the main Hubberts Bridge Road (B1192) and serves a number of existing properties. The proposal is sought as an individual dwelling and will not cause any adverse highways or transport impacts.
- 3.8.2 The proposed dwelling house is accessed from the northeast elevation.

3.9 Parking Provision

- 3.9.1 The proposed scheme will be provided with an area suitable for parking 2 cars.

4 Summary

- 4.1 The existing agricultural store is no longer needed for agricultural use and is of a structure suitable for conversion to a dwellinghouse under Class Q.
- 4.2 It has been shown that the external and internal design for the proposed property is in accordance with Class Q policy.
- 4.3 The site is within the flood zone however the risk has shown to be manageable.
- 4.4 The conversion of this property under Class Q will enhance not only the appearance of the building itself through a sensitive renovation but also significantly improve the countryside setting, regreening the current site.
- 4.5 The conversion is sustainable in that it reuses the existing structure and utilises a brownfield site. A modern infill building fabric will provide a building that is low energy to run.
- 4.6 The proposal has met all requirements of the class Q policy and should be granted permission without delay.