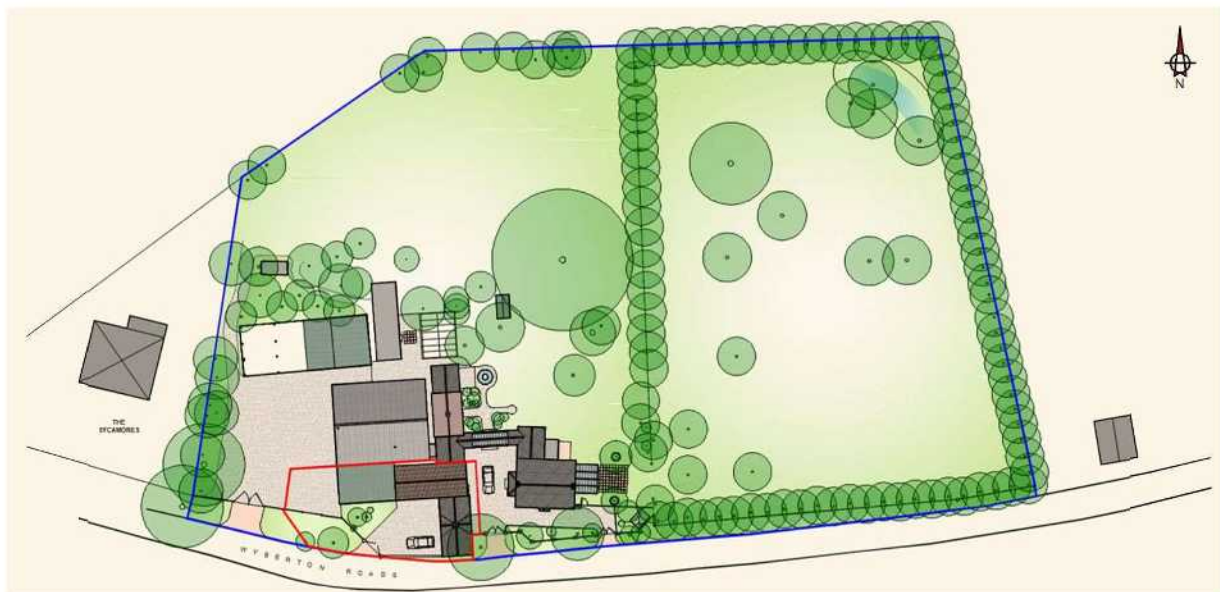


GENERAL NOTES IN SUPPORT OF:

PROPOSED CHANGE OF USE OF OUTBUILDINGS TO RESIDENTIAL / HOLIDAY ACCOMMODATION

AT:

LIME TREE FARM, STREETWAY, WYBERTON, BOSTON, Lincs, PE201BE



EXISTING AND PROPOSED ROAD FRONTAGE ELEVATIONS

Prepared by: Richard J Bryan BA (hons) Dip Architecture REV:A March 14th 2024

Outline of Proposal:

This proposal is for the conversion of a small connected group of brick built 'redundant' storage outbuildings, including a small barn, to form a one bedroom self-contained residential property suitable for use as general domestic accommodation and potentially as a part time commercial holiday let.



Current Use:

The buildings form part of a complex of sheds originally associated with the everyday activities of a working farm however the site has been used solely for residential purposes for the last twenty years. The buildings have consequently become redundant and are either empty or used for non-essential general light storage purposes. As a result they are in a poor state of repair and require significant investment to reinstate. In order to justify such investment it is felt necessary to repurpose the accommodation to give it a new lease of life and the proposals seek to achieve this. Other buildings on the site are presently used for leisure, for storage and as a non-commercial workshop and garage. The closest neighbouring property is 'The Sycamores' to the west of the site. It is 30m away from the proposed new building footprint.



There is a laundry room, shower and toilet within the brick shed across the lobby and immediately to the north of the proposal together with a solarium and a hot tub room but there is no intention of incorporating these with the proposal. There has been a static caravan sited to the rear of the property for the last 15 years - used initially as alternative accommodation during refurbishment works to the house and since as additional living accommodation. This has also been used extensively over the last 6 years for housing visitors on international cultural exchanges. It is fully connected to all essential services. Within the larger shed there is a workshop, garage and a recreation room. There is also a pole barn to the rear storing old cars.

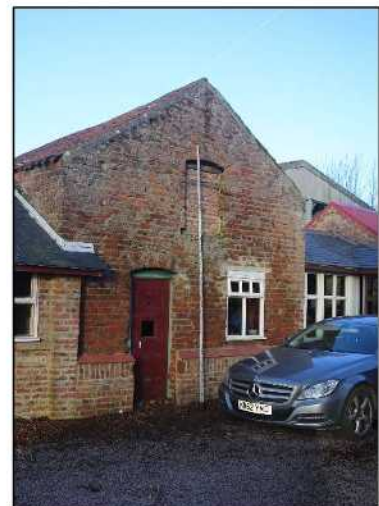


The areas for proposed conversion are either empty or used as additional light storage but are largely redundant and seldom accessed - although one is partially used as a feeding station and shelter for two adopted feral cats.



Specific Works:

At the core of these buildings is a small brick barn (approximately 11m x 5m). The intention is to retain the external walls and openings and to build a new leaf of block work to the inside face to create a stronger and more thermally efficient shell. The existing roof would be completely removed and replaced with a new structure of similar proportions. To alleviate flood risk it is proposed that a revised floor level could be set at 300mm above ground level and that the all new electrical fixings would be positioned at a minimum height of 1m above floor level. This building would remain open plan with an exposed vaulted ceiling to form a central living room area. The existing sliding barn door to the front elevation would be replaced with a partially opening fully glazed screen to retain the character and appearance of the external façade. The small attic above the end room would also be reinstated as a study with new 'space saver' access stairs.



Much of the old stable block to the south of the barn was rebuilt/refurbished and re-roofed approximately 15 years ago to avoid further collapse at that time. This is still in a reasonable state of repair but is currently without any real function.



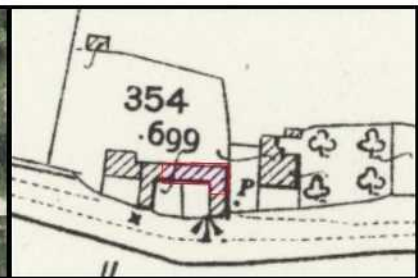
The steel and sheet metal mono pitch lean-to construction to the west of the barn replaced an older brick built shed that returned at the end to form a courtyard with the stable block. This can be clearly seen on earlier maps of the site. The intention is to remove this structure and replace it with a smaller single storey block and render extension to the barn - housing a new bedroom and bathroom.



OS VECTOR 2022



OPEN STREET MAP 2024



OS 25 INCH 1841~1952

Proposed Layout:

The existing arrangement of spaces, combined with a new extension to replace the existing steel lean to, lends itself to being converted to a residential unit as indicated below. In addition a reasonable sized garden area can readily be created to the west of the property. The existing barn would be repointed and re-roofed but otherwise would retain its present character. A timber close boarded fence would be used to screen for privacy and noise between the property and the existing house, creating a path along the side wall. The outbuildings, sheds and facilities to the rear would remain as presently used. The built link between the outbuildings and house would be part removed leaving a porch at each end and allow for vehicular access, turning and additional parking to the rear of the house.



Services:

The property foul water would drain to a new suitably located and approved septic treatment system whilst the surface water will drain to the existing system. There is in place a metered 3 phase electrical supply independent to the existing house which can be readily utilised. The intention would be to use a biomass boiler system as a primary heat source together with high levels of insulation and low energy lighting systems to minimise the carbon footprint of the dwelling and to provide an economical and practical energy solution. There is currently a dropped kerb vehicular access in regular use onto Wyberton Roads with an alternative access into the yard to the west and to the house to the east.

Sustainability:

The site is within a short drive and comfortable cycling distance of all the local amenities in Boston town centre (3.3 miles) the nature reserve at Frampton Marsh (1.2 miles) and a local supermarket (2.2 miles). It is also within 2 miles of services and employment opportunities at the Riverside Industrial estate at Marsh Lane and a new football stadium and associated concessions located 2.6 miles from the site on the A16. Boston town has a full range of amenities including schools, shops and a twice weekly market and is a bus and rail hub providing good transport links to the wider area. The town of Kirton is also within an easy 4 mile drive of the site and has been identified in the local plan as being designated as a main service centre for the wider area. The site is also within a short and uncongested distance of the A16, a road with good vehicular links as it forms part of the strategic network route between Peterborough and Grimsby. There have been a significant number of large scale green field residential and amenity developments along the A16 corridor in recent years which have effectively extended Boston town in the direction of the site and will also create new opportunities for local employment, transport and amenities. In summary there are many facilities and opportunities within a relatively short distance from the proposal despite its rural location.

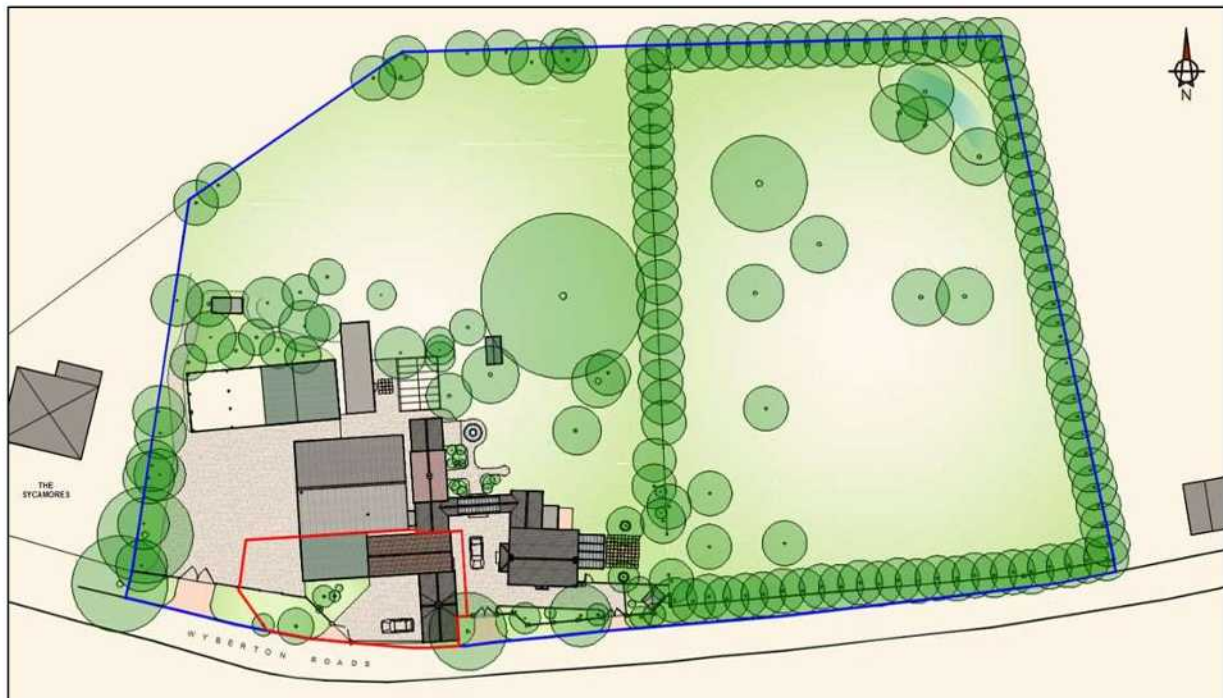
Reinstating existing buildings whilst upgrading them to higher levels of efficiency is a very good argument for sustainability. The proposal uses less materials than a new build, uses no additional land and provides an opportunity to create a highly energy efficient dwelling. It is also an opportunity to preserve and give a future to a small group of historic buildings forming part of the local character of the area which may otherwise become derelict.

Enhanced biodiversity is achieved by converting a part of the existing hard standing to the yard to create a garden area with a mixture of trees, hedges and lawn. A landscape proposal for this area will be produced if required but the intention is to create a green space with small trees, hedges and border planting. No increase in the building footprint or hard standing would be created.

There are also a significant number of new build dwellings in the locality of the site including a new house on Causeway East (B/21/0468), 2 dwellings at Holly Lodge, Wyberton Roads (B/16/0041) (B/14/0038) and 6 new build holiday cottages at Wyberton House, Streetway (B/21/0092) all of which lend some precedent to the proposal.

General Considerations:

The original purpose of this group of buildings was to support the running of a small farm. There has been no farming nor commercial activity associated with this site since before 2004 and the land and the buildings have since been enjoyed solely as domestic curtilage to the existing residential property on the site. The outbuildings have been generally either repurposed accordingly or are dormant.



The general approach is to retain the current uses of the site including the non-commercial workshop etc. and to establish an associated additional residential element. It is anticipated that the residential property would also be used commercially as a holiday let for much of the year as this would provide an income stream to help cover the costs of developing and maintaining the buildings. In the future the site could also, subject to further planning approval, be used as a self-contained residential/commercial property which could make full use of and give a new purpose to an otherwise redundant collection of former ancillary farm buildings. As this is a relatively unique situation granting permission would not establish a precedent for further development within the area.

This proposal would effectively modernise yet preserve the character of and give a purpose to this small group of rural buildings, and it is thus hoped that the council will move to grant full planning permission in favour of this application.

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REV: A 14/3/2024