

8895 – DESIGN & ACCESS STATEMENT

Proposed Conversion

Pond Barn

Rogues Lane

Hinckley



RIBA 

Chartered Practice

GENERAL INFO

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COMPANY BIOGRAPHY

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK.

Issue Record

Revision	Date	By	Checked	Admin Note	
PL1	30/05/2024	JBW	CJS	MF	First Issue

0.0 EXECUTIVE SUMMARY

This Design and Access statement is prepared in support of the conversion of Pond Barn, adjacent to Cold Comfort Farm, to a self-build single family dwelling house. The most recent use of the barn was for the storage of farm equipment and hay, as well as a dog day-care centre.

The design statement is a validation requirement for submission.

1.0 INTRODUCTION

1.1 Brief and aspirations

The barn is owned by the applicant, who wishes to relocate from their current home to the barn. We are instructed that the barn was used as part of the applicant's hay production – which is no longer financially viable for them.

The barn is of steel frame construction, and the applicant wishes to retain this for the conversion. Areas of the footprint will be reduced to create internal spaces of a domestic scale, as well as to reduce overheating potential from solar gains.

The external walls will be insulated, and the cladding replaced. The roof footprint will remain as existing.

2.0 SITE ASSESSMENT

2.1 Site location

Set-back from Rogue's Lane in Hinckley and accessed off a private drive. The site is primarily concealed from the public highway by large hedgerows and trees. A large fishing pond sits to the South.

The site is not currently part of any agricultural use, nor is the dwelling under agricultural tie, but was formerly associated with agriculture. Cold Comfort Farm is to the South-West, where the applicant conducts a fencing contractor business.

2.2 Site description

The proposed site boundary includes a large pond and meadow, which would be retained and are not to be converted into domestic curtilage. There is existing fencing and areas of hard standing around the barn.

2.3 Site context

The site is rural, and as such the barn is considered to be a disused rural building. A large area surrounding the site is also owned by the applicant but is not within the proposal site.

2.4 Site history

The barn was constructed in 2009 by the applicant, and subsequently sold to a neighbour. It was then re-purchased by the applicant who retains full ownership of it.

2.5 Local character

There are many steel-framed agricultural barns in the area, clad in metal and/or timber. Additional examples of these can be found to the South at Cold Comfort Farm, or North at Valley Farm.

3.0 PLANNING POLICY

3.1 National planning policy framework

Section 84 of the NPPF:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

It is considered that the proposal meets Policy 84c, with the scheme utilising a redundant building to deliver a scheme of high architectural quality. It will enhance the immediate surroundings by removing commercial dog-handling equipment and providing aesthetic landscaping and elevational treatments.

3.2 Local plan

The adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Policy DM15 states:

Proposed development outside the settlement boundary for the reuse and/or adaptation of redundant or disused rural buildings will be supported where:

- a) The applicant demonstrates the building is no longer viable in its current use; and
- b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
- c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
- d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

It is the applicant's position that the use of the building for commercial purposes is no longer financially viable and wishes to re-use the building by converting it into a home for their family.

Moreover, the building is of modern construction, and will require minimal modification to the structural frame to facilitate the conversion. No extensions are proposed, and the entirety of the conversion is within the original footprint of the redundant building. The eaves and ridge height will remain as existing.

As such, it is considered that policy DM15 of the SADMP is met by the proposals.

3.3 Neighbourhood development plan

Not applicable

3.4 Application site planning history

23/01012/P3CQ – Refused as building had partial change of use to dog day-care centre

24/00149/P3QQ – Refused as building not part of an established agricultural holding

4.0 Consultation

None undertaken.

4.1 Design guidance

Not applicable.

4.2 Professional consultation

Ecology – Report included.

Ground Investigation – Report included.

4.3 Community involvement

None undertaken.

4.4 Outline application

Not applicable.

4.5 Pre application advice

None undertaken.

5.0 DESIGN CONCEPT

5.1 Opportunities and constraints

Remove commercial equipment.

Retain and enhance rural setting.

Opportunity for architecturally significant conversion.

5.2 Client brief

Provide 3 bedrooms for family members and an additional guest bedroom.

Create a variety of intuitive living spaces, some open plan and some enclosed.

Provide contemporary but sympathetic external elevational treatment.

Retain the rural agricultural character of the barn.

5.3 Proposed design strategy

Retain the existing massing with minor amendments to facilitate conversion.

Keep the north elevation more solid, as this is more visible from the public highway.

Increase openings on the Southern elevation to increase interaction with the landscape.

6.0 PROPOSED DESIGN

6.1 Use

Residential

6.2 Amount

The proposal creates a single-family dwelling house with four total bedrooms.

6.3 Layout

The site layout will have minimal changes in the proposal, with the domestic curtilage being proposed no larger than the footprint of the existing barn.

The existing driveway is to be replaced but will not be significantly increased. The proposed site layout denotes any areas where additional hard standing is proposed.

6.4 Scale

The gross internal floorplate of the proposed dwelling is smaller than the existing footprint of the barn. The height of the barn will remain as existing, as will the pitch of the roof.

6.5 Landscaping

Landscaping will be of minimal impact to retain the rural character of the barn.

6.6 Appearance

A palette of grey timber cladding and standing seam zinc is proposed, retaining the barns character as a metal agricultural building. Windows and doors will be contemporary and aluminium.

6.7 Masterplan

Refer to submitted drawings.

6.8 Site plan

Refer to submitted drawings.

6.9 Floor plans

Refer to submitted drawings.

6.10 Elevations

Refer to submitted drawings.

7.0 ACCESS

7.1 Design and policy approach

Existing access remains. Parking provision and general site turning manoeuvring improved over that existing.

7.2 Consultation

None undertaken.

7.3 Vehicular access

Vehicular access remains unchanged. Parking provision for 4 vehicles is provided which is in line with Leicestershire design guide.

7.4 Pedestrian access

Existing pedestrian access off the private drive remains unchanged.

7.5 Site and building entrances

The site entrance off Rogues Lane is unchanged. A vehicular gate is proposed at the site entrance, exact location indicated on the site layout plan.

7.6 Inclusive design

The dwelling has been designed with adaptability in mind, meeting all requirements of Approved Document Part M4(1), and in many aspects exceeds this – utilising the furniture tables and design principles of M4(2).

7.7 Public/private space

Domestic curtilage is marked on the site plan relevant to the dwelling.

7.8 Emergency service access

The existing drive provides sufficient access to the dwelling – improved parking and turning areas are provided at the head of the driveway.

7.8 Sustainable travel

Not applicable – domestic property

8.0 Appendices

None