

8895 – Design & Access Statement

Proposed Class Q Conversion

Pond Barn,

Land Off Rogue's 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	14/02/2024	JBW		SAM	First Issue

0.0 Executive Summary

This design and access statement is prepared in support of residential conversion of Pond Barn under Class Q development rights.

The area of the barn currently used as a dog daycare is proposed to be demolished, and the remaining agricultural barn is proposed to be converted into a three-bedroom single family dwellinghouse.

Only areas that meet the requirements for Class Q permitted development rights are proposed to be converted.

1.0 Introduction

1.1 Brief and aspirations

The Elms has been purchased by the current applicants as their family home. The property is dilapidated and in need of major renovations.

The dwelling requires re-ordering and extension to make it suitable for the family needs.

Existing unsympathetic alterations will be removed.

2.0 Site Assessment

2.1 Site location

Located close to Cold Comfort Farm, off Rogue's Lane in Hinckley.

2.2 Site description

The area of the barn proposed for conversion is currently used for agricultural business purposes by the owner, specifically the storage and distribution of hay. This is no longer financially viable and so the owner is seeking conversion to a single dwellinghouse.

The barn is accessed via a private road, and significantly obscured from the public highway by established planting, all of which will be unaffected by the conversion.

Adjacent to the barn is a large private pond, used by the owner for private recreational fishing. Surrounding this is a meadow.

The dog daycare business has a rolling agreement with the owner of the premises. They have outlined that they intend to vacate and find new premises.

2.3 Site context

As above.

2.4 Site history

The barn was built by the current owner, but subsequently sold to an adjacent farm and used for agricultural purposes. Following this, the applicant purchased it back and is now the sole owner.

One structural bay of the barn was granted a formal change of use to a dog daycare centre, (18/00353/FUL). All areas associated with the dog daycare centre are proposed to be demolished.

Following the application, the rest of the barn retained its agricultural use.

2.5 Local character

Most buildings within the vicinity of Pond Barn are related to Cold Comfort Farm.

3.0 Planning Policy

3.1 National planning policy framework

To qualify for the permitted development rights afforded by Class Q, the building must be an Agricultural Building as defined in the General Permitted Development Order which reads as follows: A building (excluding a dwellinghouse) used for agriculture, and which is so used for the purposes of a trade or business. This definition also applies to the term 'Agricultural Use'.

"The building must have been in agricultural use on, or at some date before, 20 March 2013, but it still qualifies if it is no longer used for agricultural purposes, provided it has not been used for any other purpose since ceasing to be used for agriculture. Thus, a redundant or disused agricultural building does qualify for conversion under Class Q, but this permitted development right is lost if the building has been put to some other use since it ceased to be used for agriculture", - A Practical Guide to Permitted Changes of Use.

The proposed conversion **does not** include any area of the building that has subsequently been used for a dog daycare.

3.2 Local plan

The Hinckley Local Plan was adopted in 2014.

3.3 Neighbourhood development plan

Earl Shilton and Barwell has an adopted area action plan, though this does not cover the site location.

3.4 Application site planning history

A portion of the barn changed use to a dog daycare centre, 18/00353/FUL.

Previous application for conversion under Class Q permitted development rights, 23/01012/P3CQ.

4.0 Consultation

Previous application refused on grounds of the barn having had a subsequent use. The scheme has now been revised to only propose conversion within the areas currently used for agricultural business purposes. Areas that had a change of use to a dog daycare centre are proposed to be demolished.

4.1 Design guidance

Not applicable.

4.2 Professional consultation

Not undertaken.

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

Demolish the existing dog daycare, including all external walls, roof, and frame.

Remove all external cladding to the whole building, retain the frame and other structural elements where the conversion will be undertaken.

Provide new external walls and roof to the area for conversion.

Provide new living accommodation in a redundant agricultural building.

Existing access road, parking, and storage area.

5.2 Client brief

Provide a new dwelling house, converted from a contemporary agricultural barn.

Retain the character of the barn and agricultural setting.

5.3 Proposed design strategy

Provide accommodation only within areas with official current agricultural use.

Demolish the areas of the building without agricultural use.

Provide a light and open home with a strong connection to the agricultural heritage of the site, and the natural environment in which it sits.

6.0 Proposed Design

6.1 Use

Residential.

6.2 Amount

The proposals provide 284m² of floor area for a single family dwellinghouse.

6.3 Layout

The ground floor provides living, kitchen, and dining spaces; with the first floor providing three bedrooms.

6.4 Scale

The area proposed for conversion is below the limit for Class Q conversion.

The existing barn will not be extended in any way.

The ridge and eaves heights of the barn will remain as existing.

6.5 Landscaping

An area of domestic curtilage is proposed to be provided. This will be no larger than the footprint of the barn.

6.6 Appearance

A palette of timber cladding and metal will be used. Large apertures will allow the building to retain its identity as a previous agricultural building.

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 3 vehicles is provided which is in line with the design guide.

7.4 Pedestrian access

Existing pedestrian access remains unchanged.

7.5 Site and building entrances

The site entrance off the private road is unchanged. The existing driveway will be repaired as required.

7.6 Inclusive design

The dwelling is provided with level thresholds.

A large and compliant WC is provided to the entrance level.

A snug is provided that would be suitable for conversion to a ground floor bedroom if required in the future.

Storage is provided in line with NDSS.

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