

8748 – Design, Access & Heritage Statement

Barn Conversion, Annex Extension and New Dwelling at The Barns, Main Street, Nailstone



General Information

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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

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The format and content of this statement has been based upon the guidance supplied by CABE in their publication "Design and access statements - How to write, read and use them"



The Barns – Ownership Plan

0.0 Executive Summary

This request for detailed planning approval relates to a Barn conversion, Annex extension and new dwelling at 'The Barns', Main Street, Nailstone.

The proposals would include:

- The removal of incongruous corrugated roof visible from Main St.
- The removal of two timber stable buildings.
- The demolition of single storey brick stables.
- The conversion of an existing former agricultural threshing barn.
- Single storey Annex Extension.
- A new build family dwelling.
- Associated landscaping and external works.

This statement and associated plans are accompanied by the following information:

- Extended Phase 1 Habitat Survey. By: CBE Consulting.
- Tree Survey. By: CBE Consulting.
- Topographical Survey. By NJC Surveys Ltd.

This document sets out:

- The principle of design for the site.
- The proposed development layout.
- Compliance with design specific local and national plan policy.
- Summary of 3rd party reports.



1.0 Introduction

1.1 Brief and aspirations

Our client has asked HSSP Architects to develop proposals for a high quality, contextual new dwelling, Annex extension and Barn conversion at the site of 'The Barns', Main St. Nailstone.

The site currently houses a range of buildings named collectively as 'The Barns'. The buildings include a dwelling with the majority of the accommodation over the ground floor save for a two storey element adjacent the vehicular entrance off Main St. There are some adjoining outbuildings to the South West of the site. The existing two storey barn has two adjoining single storey buildings serving as stables. Outside of the main courtyard development are two satellite timber stables buildings with paddocks beyond to the North.

The proposals aim to maintain the courtyard form and reference it further in the new build element. The main barn will be restored to its original independent nature and renovated with minimal change to the external appearance. The Annex extension will continue the courtyard form further at an appropriate scale.

The Annex extension is required to house two elderly residents allowing them to remain independent but with the support of the immediate family in close proximity. The new dwelling is

required to generate the budget for the restoration of the main barn and other works. The main barn is a real asset to the site with the upper section of the North elevation visible from Ibstock Road – the remainder of the barn is obscured from public view by site contours, existing buildings and established vegetation. The conversion of this historic asset is the best means by which to maintain its future as it is in need of structural repair and making good.

The development will reflect both the historical nature of the site, the established courtyard form, the recently consented housing scheme to the North East and the village context.



The Barns – viewed from Main St. Two storey element in the foreground.

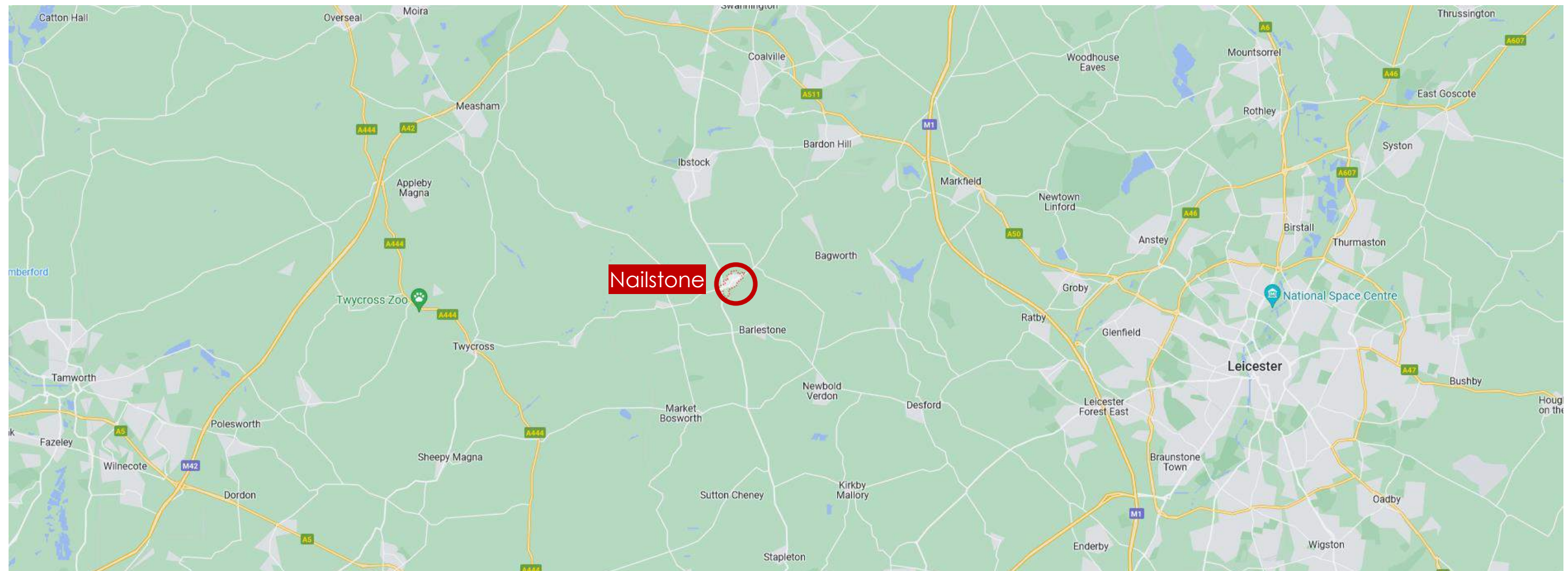
The Barns – viewed from Ibstock Road – Roof of the larger Barn visible over the hedge.



2.0 Site Assessment

2.1 Site location

- Nailstone, Nuneaton.
- Approx 12km West of Leicestershire. Approx 3km South of Ibstock. Approx 1.5km North of Barlestone.
- Easy access to A447 into Ibstock and Coalville and M1 to Leicester or Loughborough.
- The site lies just off the A447 on the southern edge of the village of Nailstone overlooking paddocks to the North.
- The site straddles the conservation area - with the masonry buildings within and the timber stables being outside.
- The site lies to the West of a consented residential development 18/01288/FUL for 6 new dwellings.



Site location West of Leicester

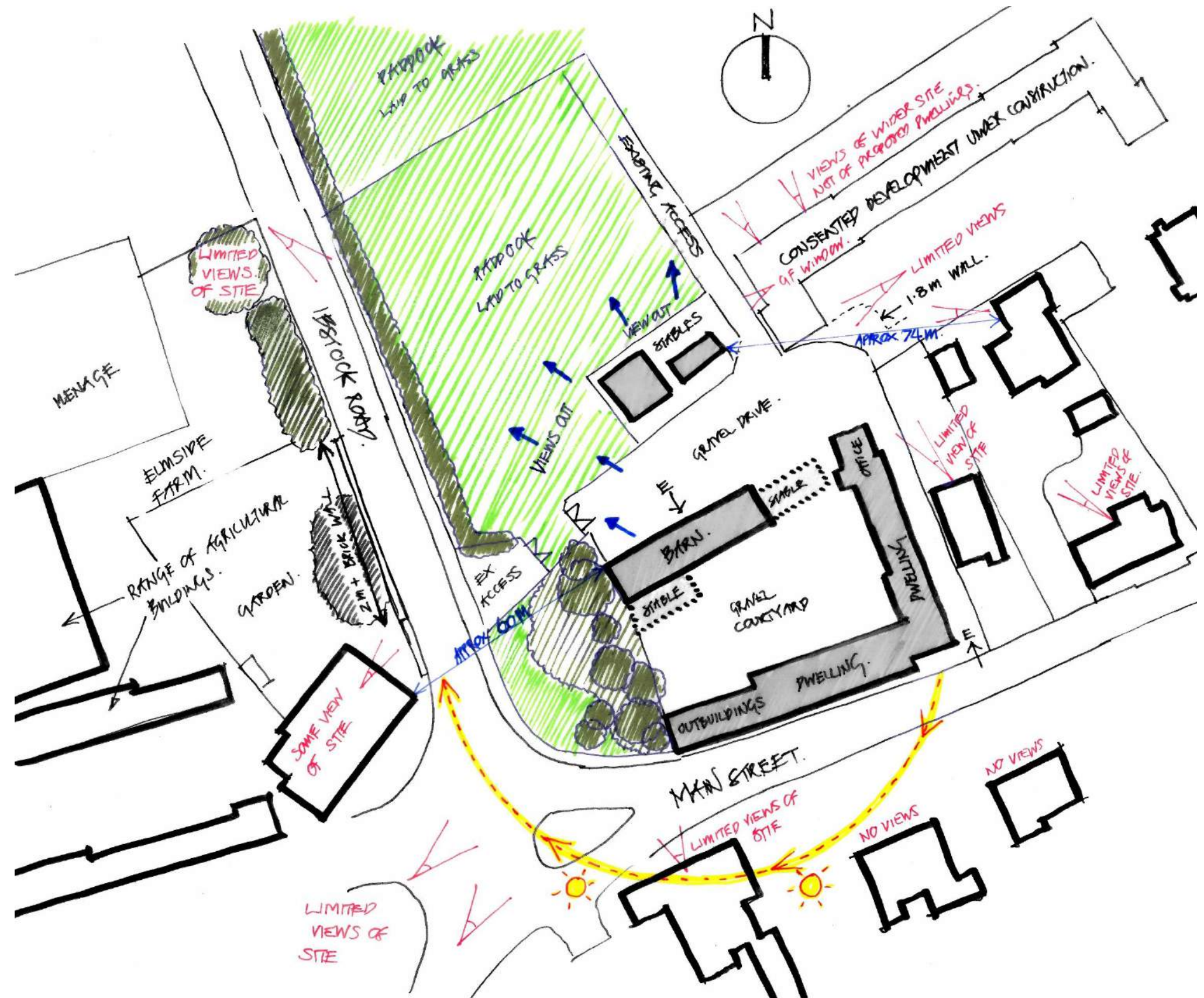
2.0 Site Assessment

2.2 Site description

- Topography – the site is largely flat with approx. 200mm of variation across the site.
- Land Use – Residential and Paddocks.
- Existing buildings – Mixture of old and new red brick laid in varying bonds. Areas of white rendered walls and with timber stables to the North. A range of sizes and massing from single storey outbuildings to the dominant main barn.
- Established vegetation and trees to the West of the site adjacent the A447 areas of species poor grass to the paddocks.
- Water – none.
- Boundaries – Established hedgerow to West boundary with Post & Rail fencing to North and East boundaries.

Features (see plan right)

- Land falls to the North giving views across to agricultural fields beyond.
- Existing dwellings to the East, South and West of the site all with limited views over the site.
- Primary access point from Main St. and a secondary access off Ibstock Road.
- Access to existing properties from within the central courtyard.
- New residential development of 6 dwellings and gardens to North East (under construction)



Site Analysis

2.0 Site Assessment

2.3 Site context

Wider context

- Located on the western edge of the village of Nailstone.
- Area typified by arable agricultural land.
- Large areas of hedged fields in an irregular pattern.

Local context

- Broad views to North and West from the site North perimeter.
- Nailstone Gorse Wood to North West.
- New residential development for 10 dwellings to the North East of the site.
- Recent residential development for 2 dwellings at No.100 /100B Main St.

2.4 Site history

- Historic agricultural range of buildings set within arable farmland, paddocks and residential dwellings.
- The Barns are visible on historical OS maps dating to at least 1892.

2.5 Local character

- Buildings in the immediate vicinity have (modern and historic) red brick and render. Most buildings have pitched roofs. Historic buildings typically having slate or plain tile roofs and more recent ones having profiled concrete tiles.
- Boundary treatments of brick walling, post & rail fencing, picket fencing and high hedges.



View of site from Ibstock Road looking North East (Site obscured by existing buildings and vegetation)



View of site from Main St. looking East (Site obscured by buildings and vegetation) Note section of corrugated roof to be removed.



View of neighbouring site from Main St. looking North. Site to LHS - recently completed development at 100&100B to the RHS.

2.0 Site Assessment

- Within the site the existing building typology is predominantly of an agricultural nature with historic and modern red brick and rendered walls pitched roofs of plain red / grey tiles and slate.
- There are also two timber stable buildings to the North.
- There is a range of ground treatments including sets, pavers, gravel, stoned areas and small areas of grass.
- The courtyard is broken up by low level walls with small areas of grass and shrubs.
- The existing Barn is in a state of disrepair and requires structural work to the roof and gable walls. Damage is thought to be exacerbated by the proximity of several established trees to the West.
- The majority of the buildings are small scale single storey and of a linear format. There is a two storey rendered element at the South East corner addressing Main St. The most prominent building is the main barn which has two storeys and is used primarily for storage.
- Access to the courtyard is currently via the central opening in the large barn.



Main barn with lean too stables. Gravel courtyard and low level walls.



Looking North East from courtyard Stables to East end of main barn.



Looking East from courtyard - single storey Kitchen / Utility block



Looking South East from courtyard - white rendered dwelling



Looking South East from courtyard - single storey residential element



Looking South from courtyard - residential element and outbuildings

2.0 Site Assessment



Existing Office to LHS. Single storey stables to RHS.



Existing Office to RHS with recent development at 100/100B Main St. to centre and new Bulls Head development to LHS.



Looking South – Main Barn c/w courtyard access



Looking South – Main Barn c/w courtyard access



Looking South East from courtyard - single storey residential element



Looking South toward Main St. – existing vehicular entrance

3.0 Planning Policy

3.1 National planning policy framework

We believe the proposed conversion of the existing barn, annex extension and new dwelling comply with all relevant parts of the NPPF;

Regarding Section 11 making effective use of land

- The development allows for the creation of new wildlife habitats.
- Utilises underused areas of the site for habitat creation.

Regarding Section 12 Achieving well designed places:

- The scheme is of a high quality design relating to both the existing and historical use of the site and recent residential development in proximity.
- The scheme adds to the character of the area and minimises any visual impact.
- The unique design creates a strong identity, giving the site a strong sense of place.
- Flood – not within any flood zones according to the 'EA flood map for planning'.
- Sustainable travel options are integrated into the development.

NPPF

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

5. Delivering a sufficient supply of homes

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

9. Promoting sustainable transport

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

105. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Extracts from National Planning Policy Framework Feb 2019

3.0 Planning Policy

NPPF 11.Making effective use of land 119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁷. 120. Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; 12.Achieving well-designed places 126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. 130. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);	d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and 39 f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. 131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users. 14. Meeting the challenge of climate change, flooding and coastal change 155. To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. 157. In determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and	b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. 15. Conserving and enhancing the natural environment 174. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; 16. Conserving and enhancing the historic environment 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷. 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
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3.0 Planning Policy

Adopted Core Strategy

Our Vision - The Kind of Borough We're Working Towards

3.37 Sufficient housing to meet increases in population and changing needs will be provided to ensure everyone has the opportunity to live in a decent home, which they can afford, in a community where they want to live. The majority of this housing will be provided in and around the Hinckley sub regional centre, with more limited development in the rural areas, focused on the Key Rural Centres, to support sustainable rural communities and provide local choice. The new development required to meet increased and changing needs will reflect the unique identity of each individual settlement whilst having a character and identity of its own which complements, supports and integrates into existing communities. High quality services and facilities along with quality jobs will have been provided to ensure these developments are true sustainable communities. Improved, more frequent public transport will be provided with improved facilities along with well connected walking and cycling networks to enable residents to travel by alternatives to the private car.

Spatial Objective 5: Housing for Everyone

To ensure sufficient housing is provided to meet the requirements of the East Midlands Regional Plan to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. The focus of development will be in and around the Hinckley urban area, with more limited development in the rural areas to meet local needs. All housing will be high quality, locally distinctive, sustainable developments.

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

Spatial Objective 11: Built Environment and Townscape Character

To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

Spatial Objective 12: Climate Change and Resource Efficiency

To minimise the impacts of climate change by promoting the prudent use of resources through sustainable patterns of development, investment in green infrastructure, minimising the use of resources and energy, increasing reuse and recycling of natural resources, increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions.

Spatial Objective 13: Transportation and Need to Travel

To reduce the high reliance on car travel in the borough and to increase the opportunities for other forms of transport by focusing the majority of development in the Hinckley urban area where there is a range of transport options available and through securing improvement to public transport infrastructure and facilities that promote walking and cycling and through the use of travel plans.

Nailstone

Allocate land for the development of a minimum of 20 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Nailstone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16

4.2 In particular, the East Midlands Regional Plan requires 9,000 homes to be built in Hinckley & Bosworth between 2006 - 2026. In determining the distribution and development, the East Midlands Regional Plan seeks to concentrate development in urban areas whilst also providing for the development needs of rural areas.

4.4 It is evident that taking into account existing and expected housing provision there is still a shortfall of 5046 dwellings on the East Midlands Regional Plan requirement of 9,000 dwellings.

4.5 In conformity with the East Midlands Regional Plan, the majority of this development will be accommodated in and around the Hinckley sub regional centre within the key urban area of the

borough through sustainable amendments to the settlement boundary and two Sustainable Urban Extensions. A proportion will also be distributed to the rural areas of the borough to accommodate their particular development needs. To accommodate the housing requirements set out within the urban and rural areas in policies 1, 2, 3, 4, 8, 10, 11 and 12 it may be necessary to review settlement boundaries to identify land to meet the housing provision.

Rural Villages

4.43 Rural Villages are villages with more limited services than Key Rural Centres. A primary school, community and/or leisure facilities and bus services are considered essential. A public house or hot food take-away is desirable, but not essential. These services are considered key to the functioning of a village as they provide a community 'heart', allow children to attend a local school and allow access by public transport, although the frequency of this is limited. The following villages are classified as Rural Villages:

- Higham-on-the-Hill
- Stanton Under Bardon
- Sheepy Magna
- Nailstone
- Twycross
- Witherley
- Congerstone

4.44 These Rural Villages will be the focus of limited development with the aim of ensuring existing services, particularly primary schools, are supported. Because these villages have limited services, they are less sustainable than the Key Rural Centres as car travel will be required in most cases to access employment and services. However, some level of development is considered necessary to ensure existing services and community cohesion is maintained.

Policy 12: Rural Villages

To support the existing services in these villages the council will:
Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16
Support development that complies with the Policy 17: Local Needs
Support development enabling home working and other small scale employment uses within Rural Villages
Resist the loss of local shops and facilities in rural villages unless it is demonstrated that the business or facilities can no longer operate in a viable manner. Initiatives to establish local stores and facilities will be supported

Require transport improvements in line with Policy 14

Support the development of the tourism industry in line with Policy 23

Require development to be of the highest environmental standards in line with Policy 24

Nailstone

Allocate land for the development of a minimum of 20 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Nailstone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16

Address the existing deficiencies in the quality and accessibility of green space and play provision in Nailstone as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19

4.62 An important component of green infrastructure is the green spaces and play areas that are integral to both urban and rural communities. The provision of high quality green spaces and play areas in the right areas can have significant benefits in relation to health, community cohesion and general well being.

Policy 19: Green Space and Play Provision

The following standards will be used in relation to green space and play provision in the borough to ensure all residents

Incidental/Amenity Green Space - All household should be within 300 metres of a small formal or informal area of open space
The above standards will be used to determine:
Where improvements are needed to existing green spaces and play areas
Where new provision of green spaces and play areas are required to support existing

and new residents and workers in the borough
Standards need to be assessed according to their geographical context and in rural areas and smaller settlements with lower populations these standards may be difficult to achieve. In such cases access to provision in larger neighbouring settlements should be identified and accessibility improved where practical.

3.0 Planning Policy

3.2 Local plan

- Core Strategy Development Plan – Adopted December 2009.
- Sustainability Appraisal Report which assesses the proposals in the Core Strategy to ensure they contribute to sustainable development.
- The application area falls partly within the Nailstone Conservation Area.

3.3 Neighbourhood development plan

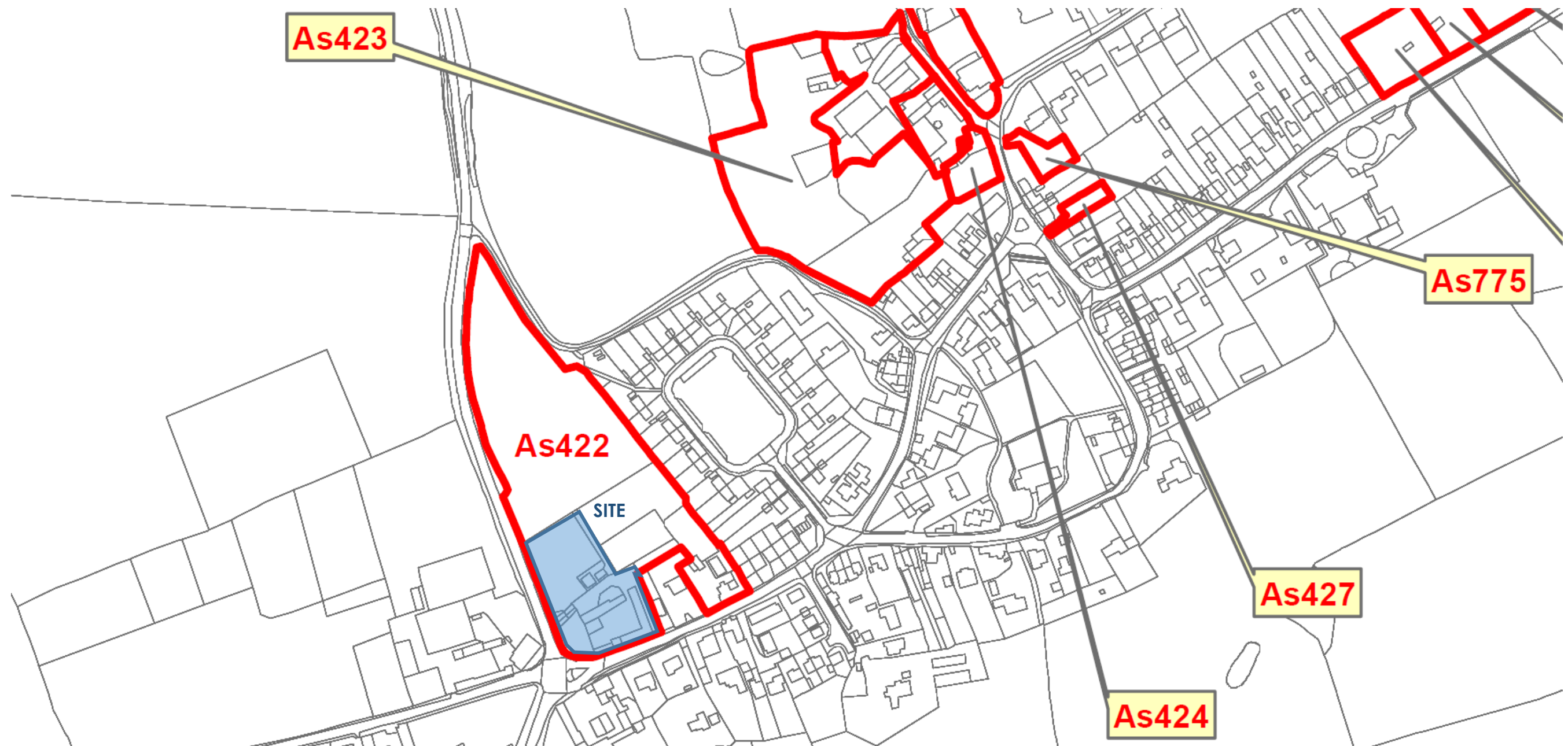
- There is no neighbourhood development plan covering the application site.

3.4 Application site planning history

- Historic application from 3rd June 1986 for: *Conversion of outbuildings to dwelling with new access and change of use of adjacent agricultural land to form garden.* This application was approved and implemented. The threshing barn and looseboxes fall within the area that came

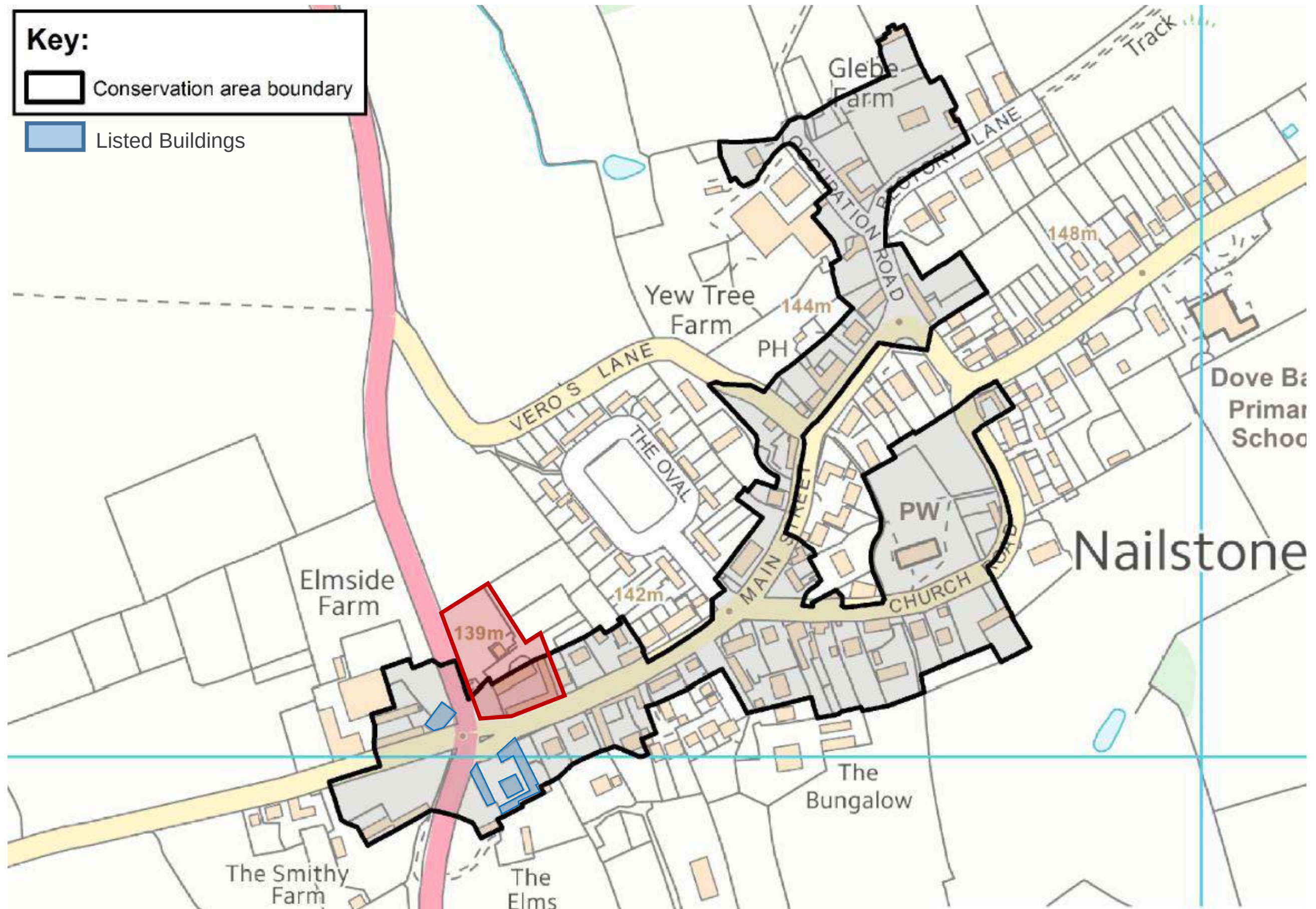
under the consented change of use from agricultural to residential.

- 17/00367/FUL: Full planning permission for 2 dwellings by converting the existing larger barn. Associated Pre-App Advice 17/10011/PREHMO.
- The development was not carried out and has since expired.
- This expired consent forms the basis for the revised proposal for 2 dwellings.



Extract from appendix 10 settlement overview (Application Site in blue)

3.0 Planning Policy – Conservation Area



3.0 Planning Policy – Conservation Area

Figure 18
Figure ground plan of development in
Nailstone c1885

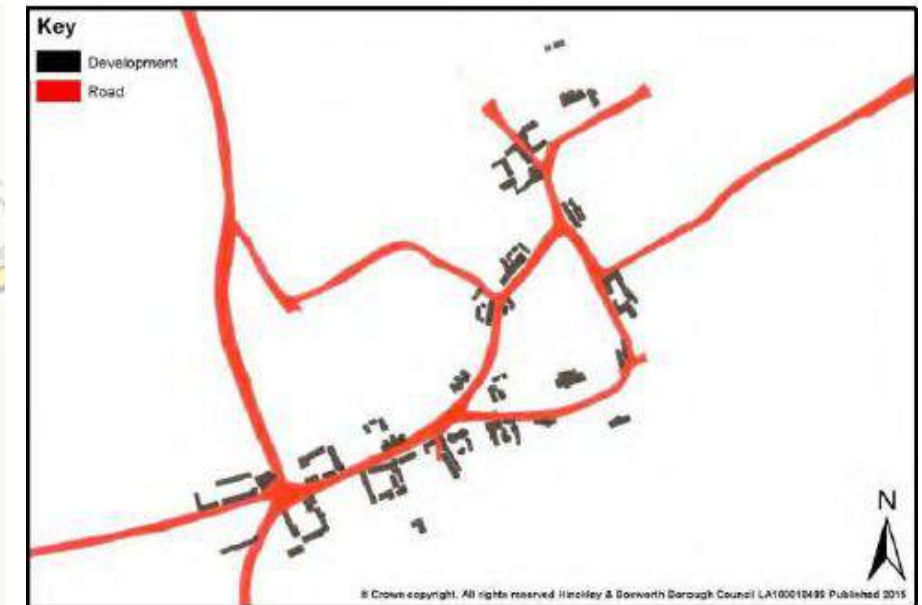
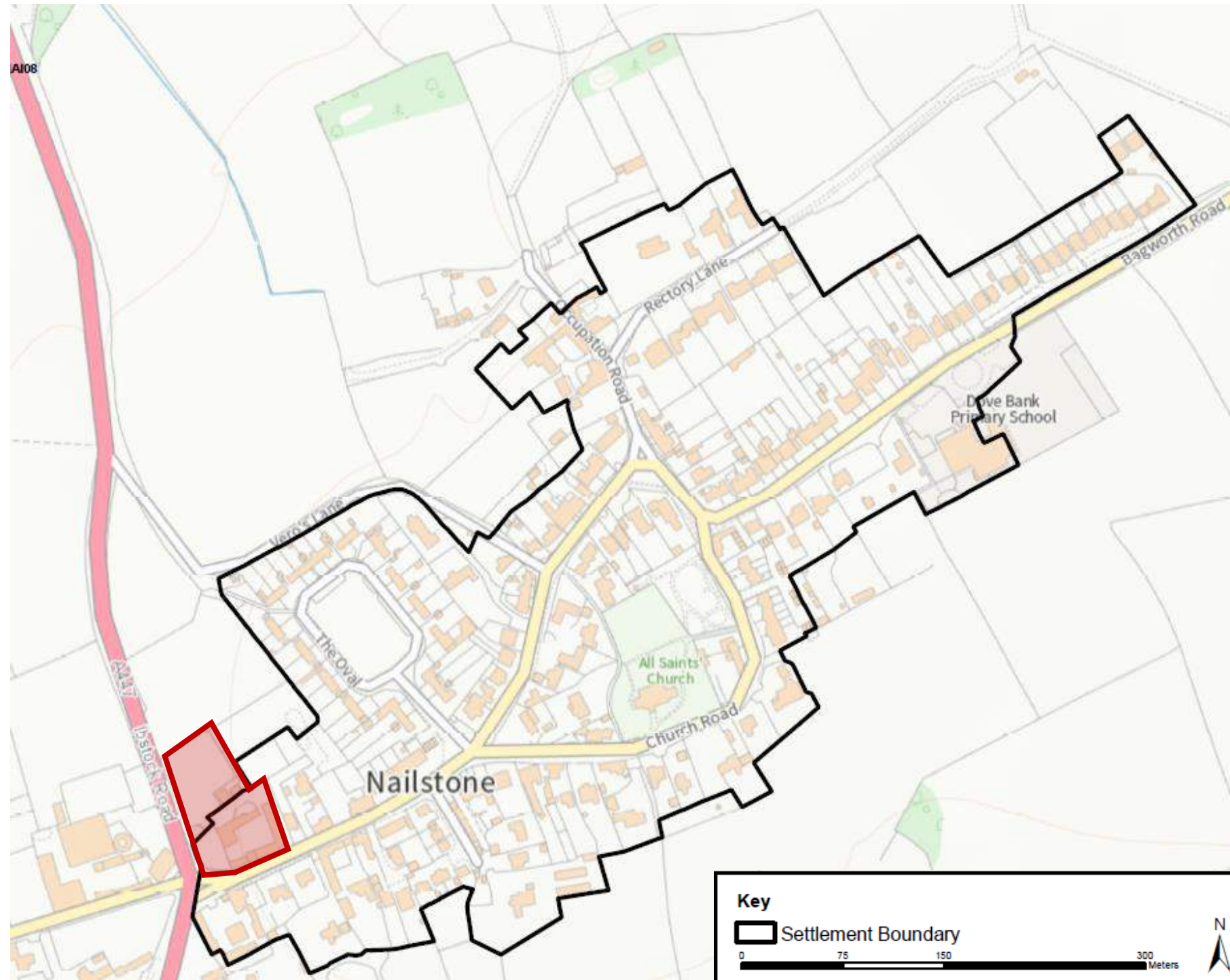
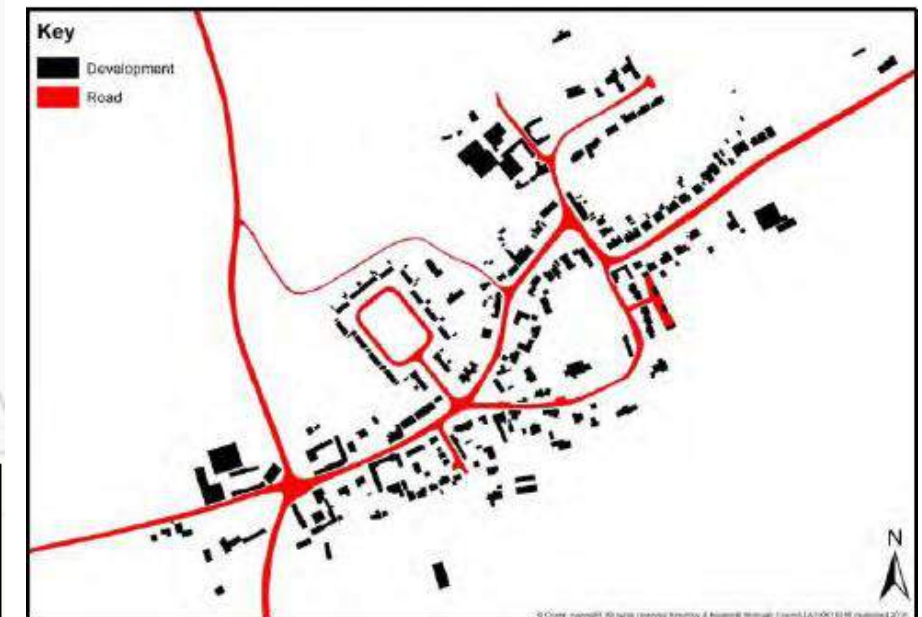


Figure 19
Present day figure ground plan of
development in Nailstone



4.0 Consultation

4.1 Design guidance

- Informed in part by consented application for the conversion of the main Barn to form 2 new dwellings.

4.2 Professional consultation

- Not applicable.

4.3 Community involvement

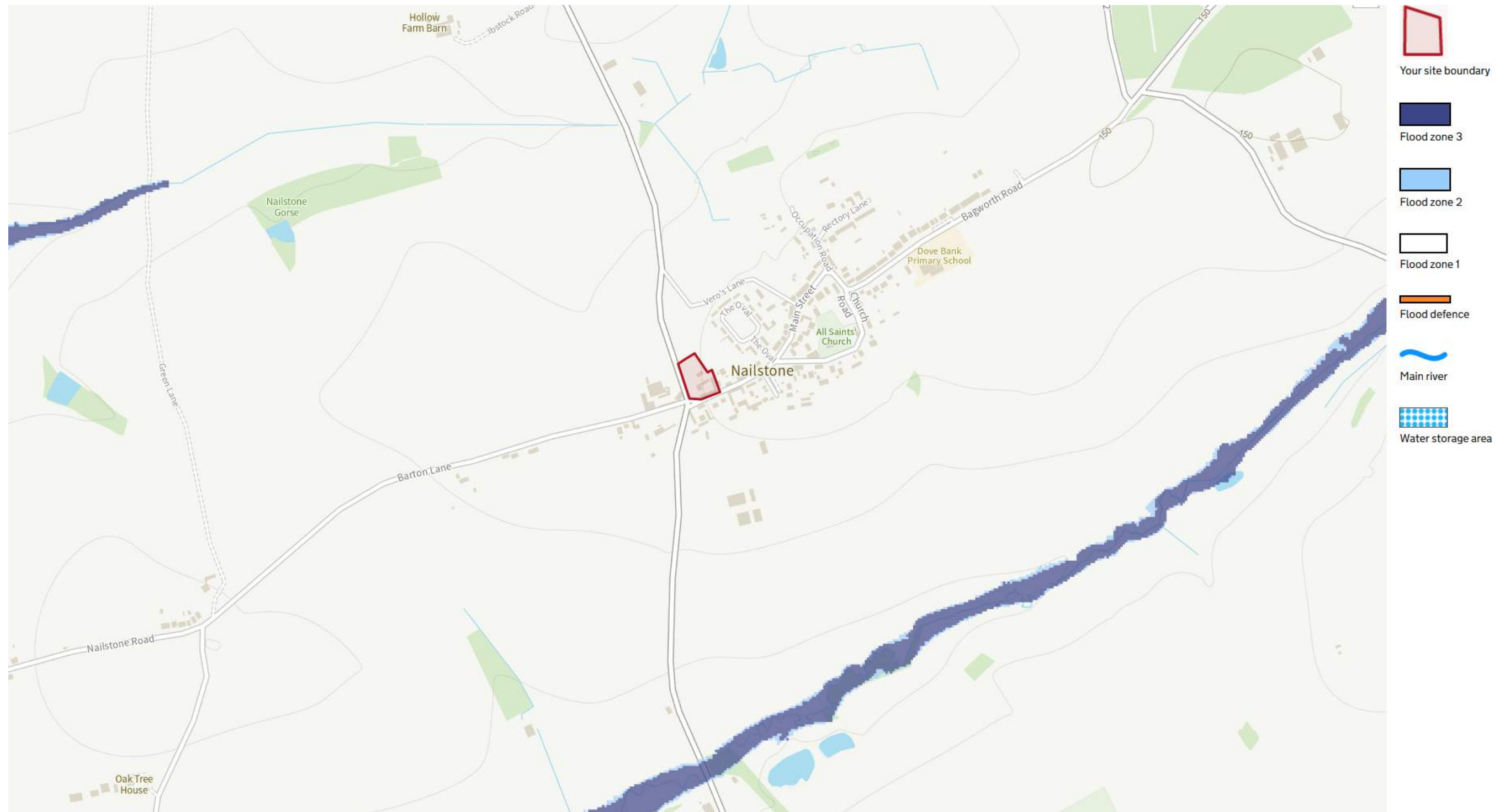
- Not applicable.

4.4 Outline application

- Not applicable.

4.5 Pre application advice

- No formal Pre-App discussions or submissions have been undertaken. The proposals are Informed by the consented application for the conversion of the main Barn to form 2 new dwellings.



Extract from local flood risk map

5.0 Design Concept

5.1 Opportunities and constraints

Opportunities

- Established site access, gateway and dropped kerb.
- Secure future for the historic threshing barn through the wider development.
- Preserve and enhance a gateway view to the village.

Constraints

- The site straddles the Conservation Area and village limits to development.
- Edge of village location.

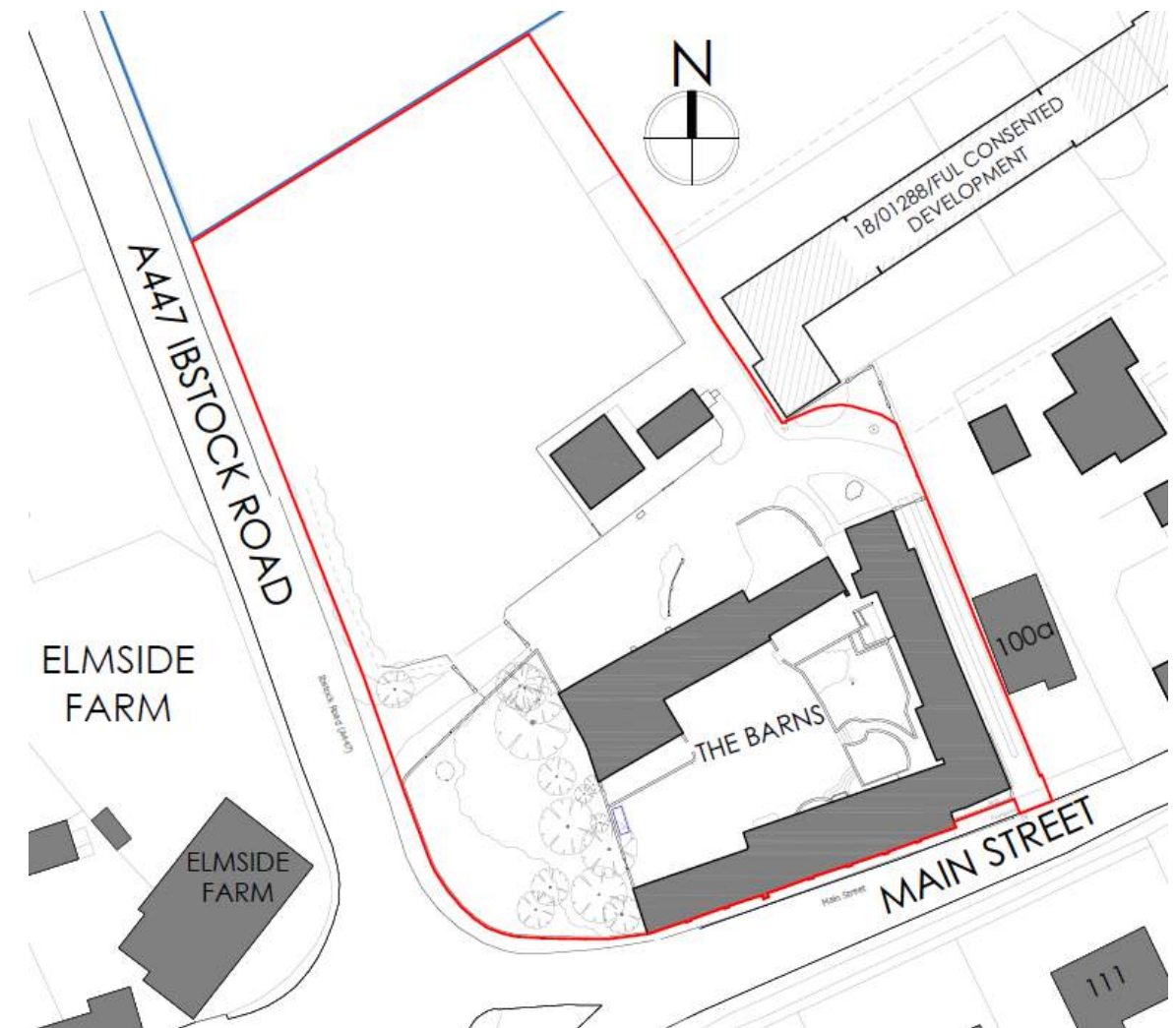
5.2 Client brief

- Provide residential annex for elderly family members to allow the family to remain together.
- Secure a viable means to restore, preserve and renovate existing threshing barn. Which has fallen into disrepair and is subject to some structural decline / movement due in part to tree root damage.
- Provide a suitably scaled contextual, high quality contextual home that is resilient to future needs.
- Remove area of corrugated roof from Main Street elevation and replace with more sympathetic roof form to compliment existing historic roof form.
- Achieve biodiversity net gain across the proposal.

5.3 Proposed design strategy

Look at options for:

- Full planning application.
- Removal of existing timber stable buildings and hardstanding.
- Removal of secondary stable buildings adjoining the main-threshing barn.
- Reinforce courtyard plan form and aesthetic in both the Annex extension and new build elements.
- Reorganise and landscape internal courtyard to provide more green space while providing adequate parking.
- Maintain privacy of internal courtyard to continue to operate under single ownership of the existing dwelling.
- Enhancing landscape / biodiversity to sit comfortably in the surrounding countryside.
- Develop farmyard narrative to set development into site context
- New dwelling to reference and compliment both existing buildings and those earring completion to the North East.
- Enhance gateway views into village from the North.
- Preserve and enhance street view from Main Street.



Existing Site Plan



Threshing Barn gables – subject to structural movement / collapse. The barn requires significant investment to secure its useable future. The West gable is supported / braced by scaffold to counter movement due to tree root proximity

6.0 Proposed Design

6.1 Use

Residential.

The existing use residential with adjoining stables and paddocks.

The proposed use is residential with adjoining meadows and paddocks.

The principle for the development of 2 additional dwellings on this site has been established under planning consent 17/00367/FUL.

6.2 Amount

The proposal consists of a small Annex extension, conversion of the existing threshing barn and a single new build dwelling.

- Annexe (1 Bed). 55sqm of living accommodation.
- Threshing Barn (4 Bed). 185sqm of living accommodation.
- New dwelling (5 Bed). 308sqm of living accommodation.

This amount of development will have a positive impact upon the immediate area as it will:

- Secure the preservation and continued use of the threshing barn.
- Preserve views from Ibstock Road and Barton Lane.
- Preserve and Improve views from Main St (replacement of corrugated roof)
- Offer a future resilient, suitably scaled and designed new dwelling.



Proposed Site plan

6.0 Proposed Design

6.3 Layout

The proposed site layout utilises the existing access point onto Main St. to the South of the site.

The principle of this entrance serving 2 new dwellings has been established under recent planning consent 17/00367/FUL.

The layout aims to reference the well established courtyard form. This form is already evident on the application site and forms the historical development pattern village farmsteads throughout the village.

The new dwelling is set out to be read in conjunction with the new residential development to the North East (in setting out, massing and heights).

Access to the fields beyond will be maintained to the East.

6.4 Scale

The proposal seeks to develop a single new dwelling the scale and massing of which is proportionate to both the new development to North East and the existing range of buildings on site.

The proposed Annex extension is commensurate with the existing single storey buildings and continues the existing courtyard aesthetic.

The conversion of the threshing barn maintains the existing scale and proportions - re-instating old openings and adding only a limited number of new ones.

6.5 Landscaping

The plan adjacent indicates the basic landscape strategy for the site as a whole.

Additional hedgerow of native species of planting to the West of the site will be used to soften the edge of the development site.

The larger, healthier and more ecologically beneficial native trees are to remain maintaining their ecological provision.

The plot will rejuvenate the existing courtyard, with amenity green areas and new native planting. New residential curtilages are restricted to align with adjacent development.

The proposals see an overall increase in vegetation and native planting demonstrating bio diversity net gain.



6.0 Proposed Design

6.6 Appearance

The proposal has been designed to replicate a farmstead in line with the existing built courtyard form and that evident elsewhere in the village.

A mix of building forms and materials have been developed to break up the overall form of the site, removing any likening to a housing estate development.

These include timber clad buildings, brick buildings and those combining of both. The ridge / eaves height vary through out to add visual interest and further reference traditional farm / barn buildings.

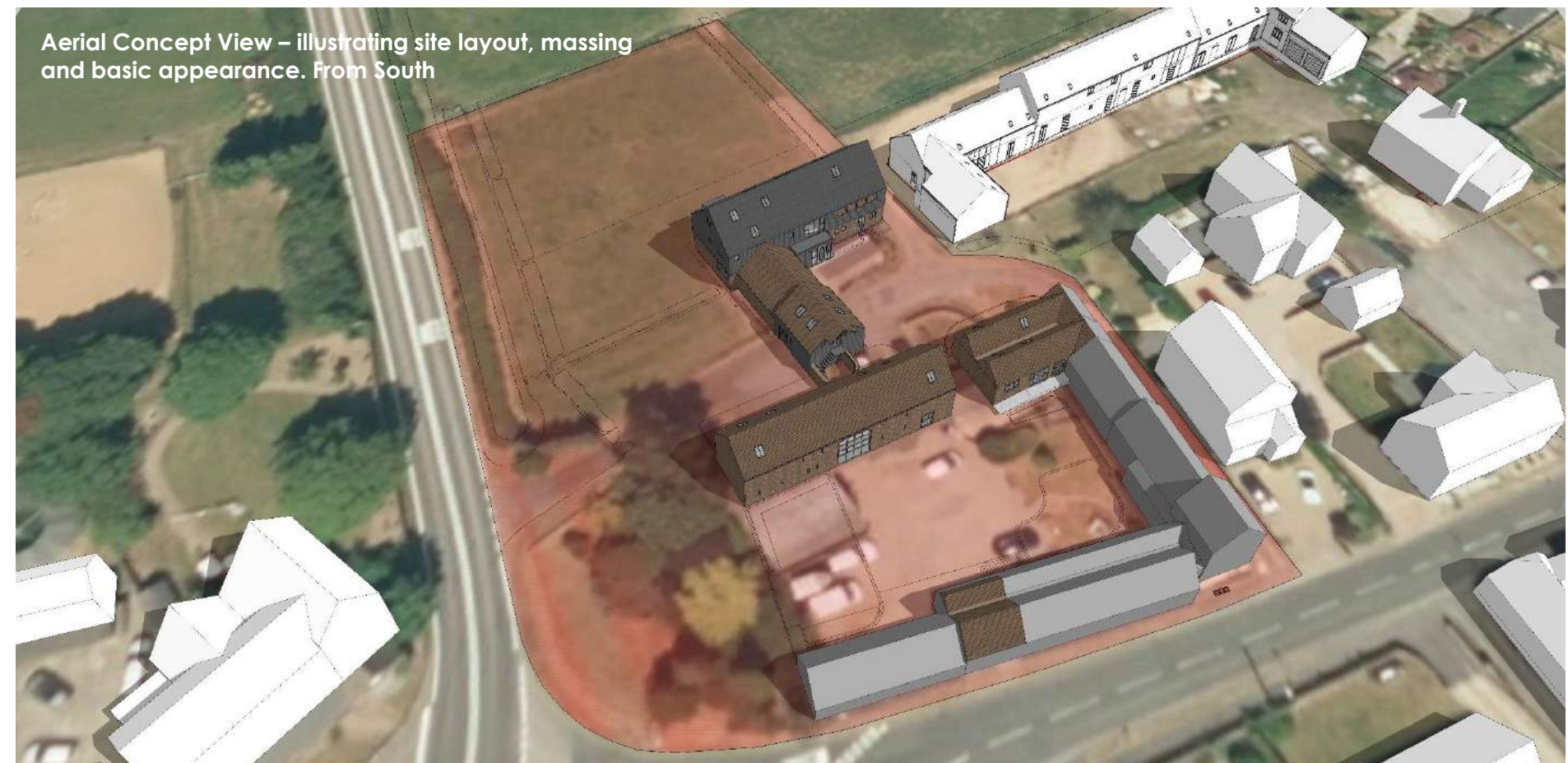
The existing threshing barn and the new dwelling are the dominant forms. The new dwelling is softened through the use of timber cladding and red brick to match the existing buildings.

The threshing barn is the most sensitive element of the proposals which is acknowledged by keeping the massing / form and materials largely unaltered. Previous openings in the façade are reinstated, existing openings employed and a limited number of new openings to be formed in the existing envelope. New openings are varied in form, size and heights to further reference established barn aesthetic.

Further detail can be found on subsequent pages.

6.7 Site Plan

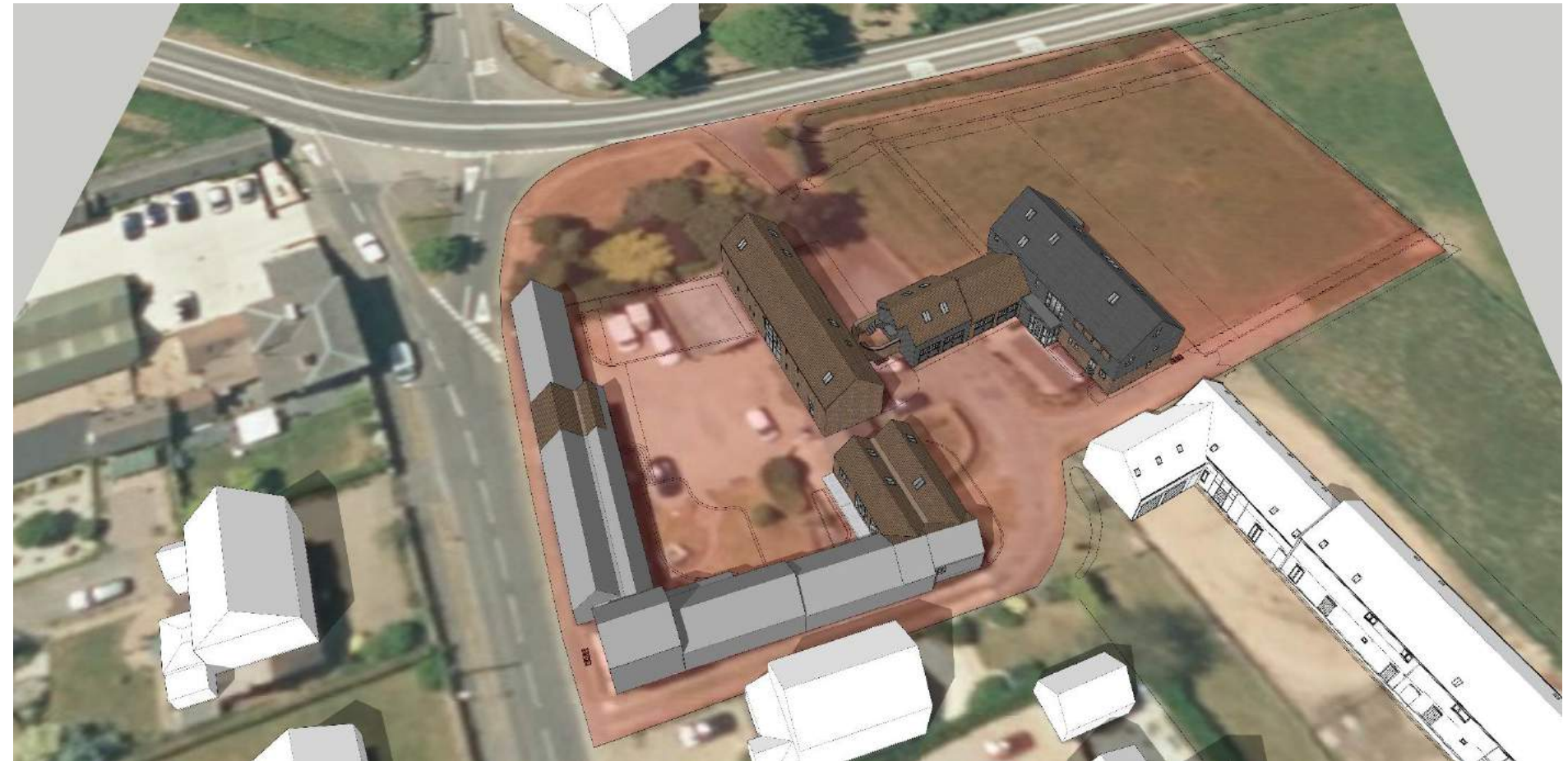
See page 20.



Aerial Concept View – illustrating site layout, massing and basic appearance. From North

6.0 Proposed Design

Aerial Concept View – illustrating site layout, massing and basic appearance. From East



Aerial Concept View – illustrating site layout, massing and basic appearance. From West



6.0 Proposed Design

6.8 Floor plans & Elevations

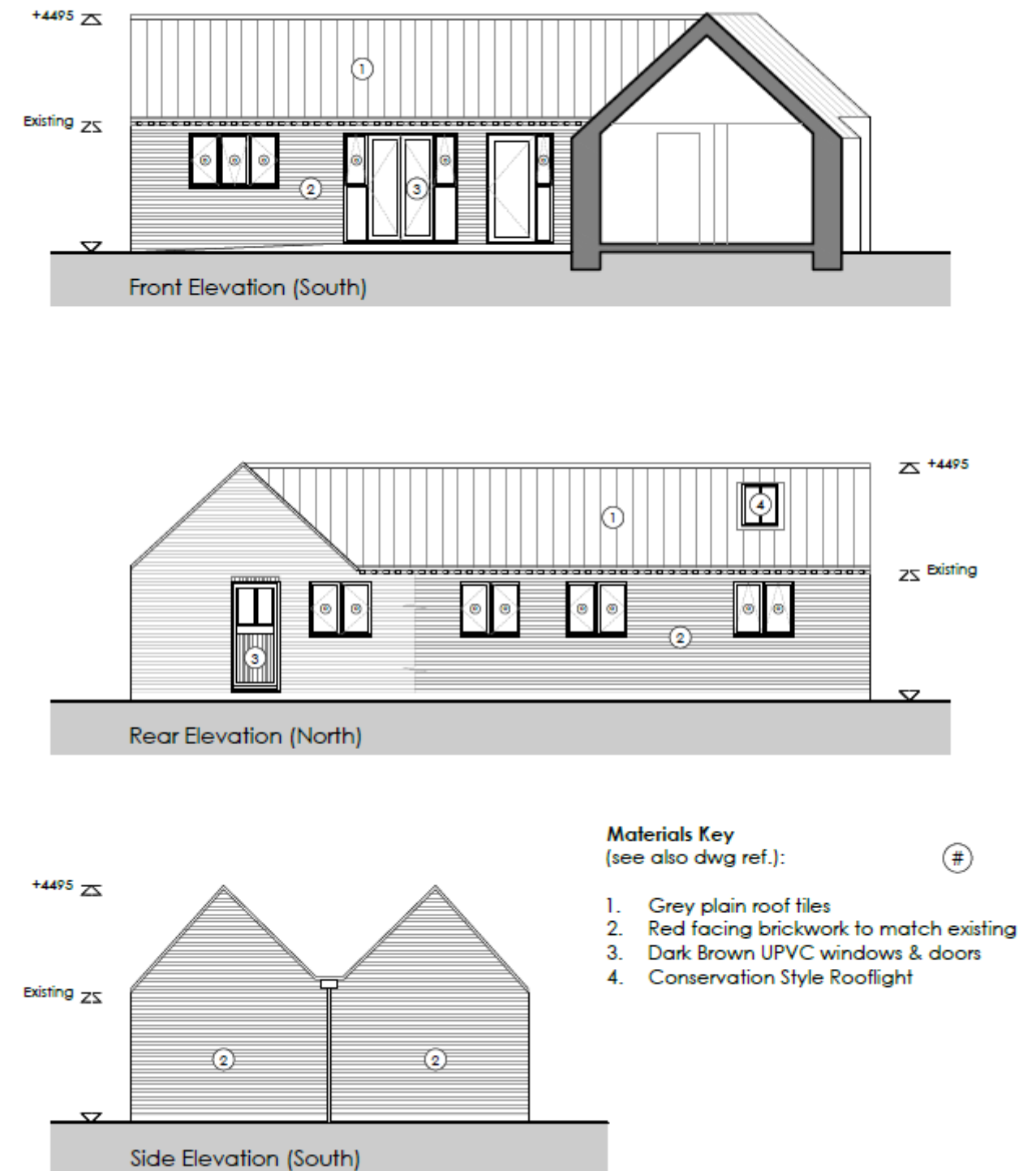
Annex Extension:

Ground floor accommodation consists of single storey living accommodation for an aging couple.

The proposals provide an enlarged level access entrance, open plan living / dining area, a larger bedroom with adjoining wet room / bathroom.

The Annex shares the use of the kitchen and utility room of the adjacent principal dwelling. An existing office space is maintained for 'work from home' use by one of the proposed residents.

The Annex extension is designed to be in keeping with the existing internal courtyard elevations with ridges, eaves and materials to match the existing. Windows and doors will also replicate the proportions, heights and materials of the existing.



Annex extension - Plans and elevations

6.0 Proposed Design

6.8 Floor plans & Elevations

Barn Conversion:

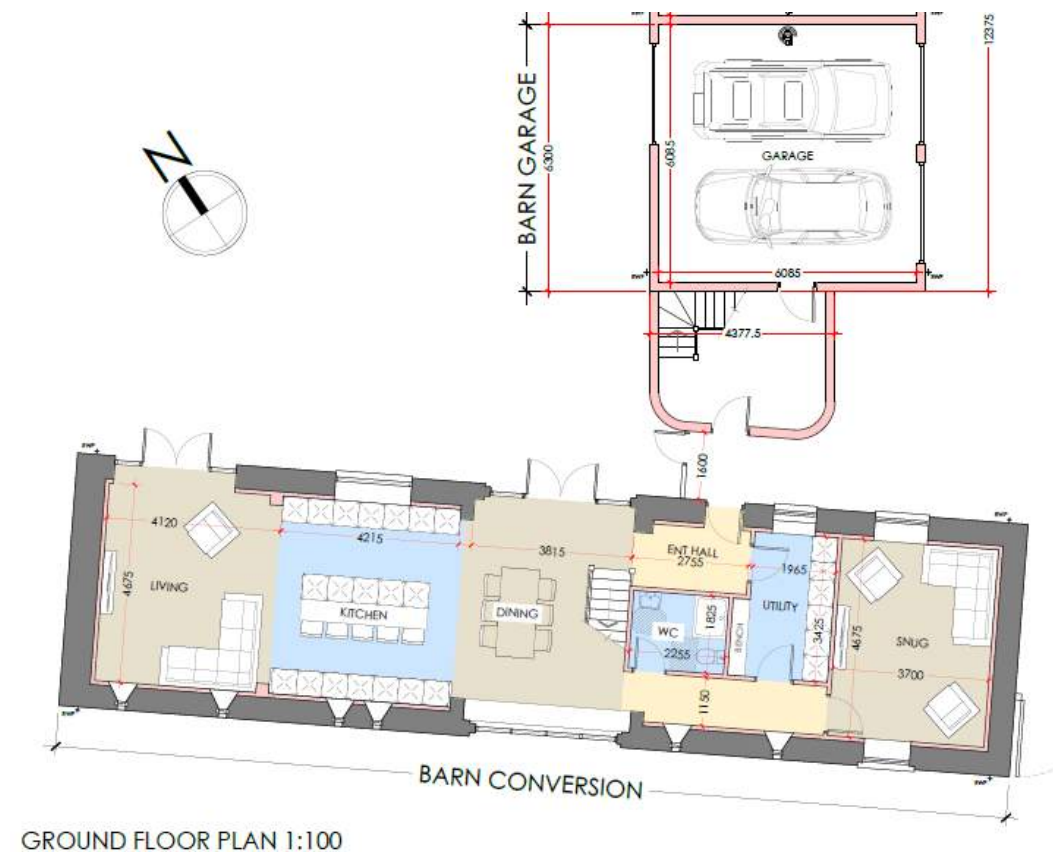
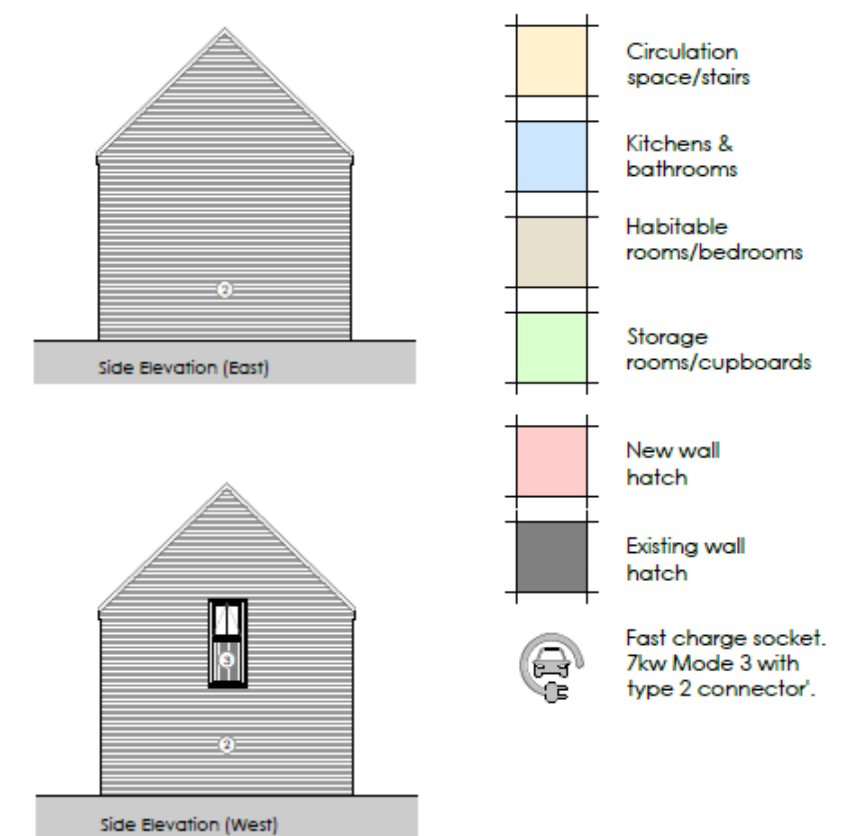
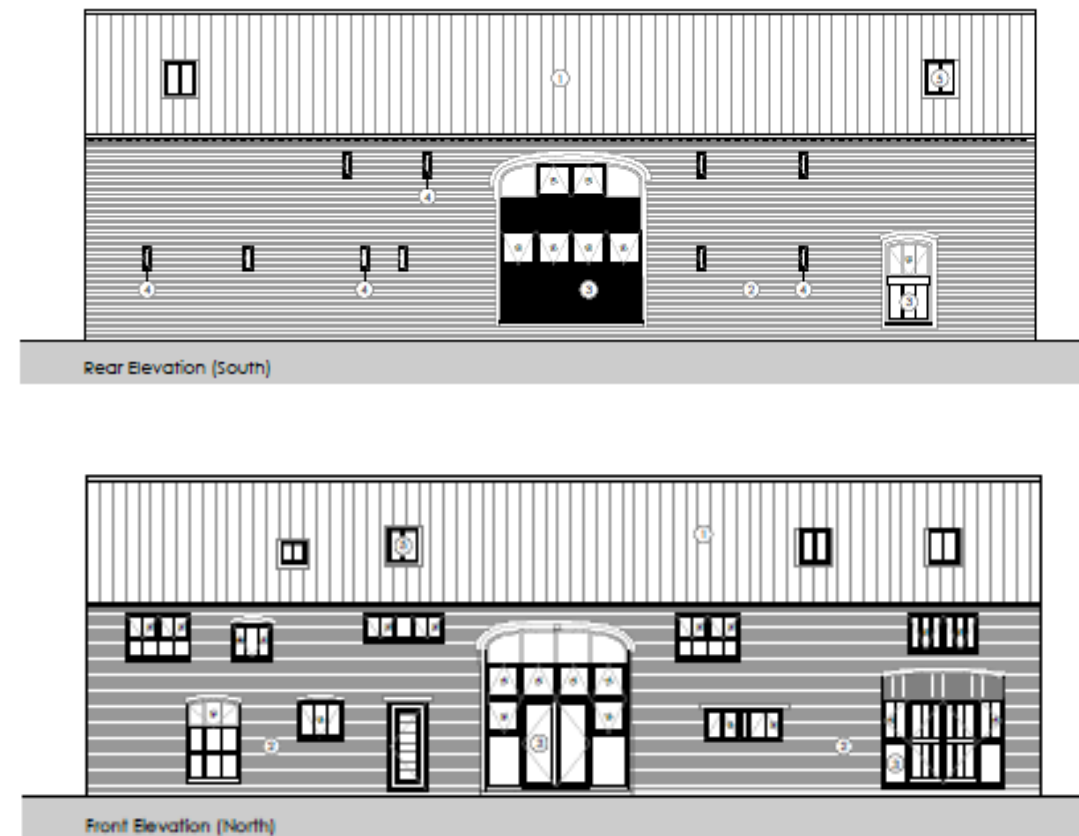
Ground floor accommodation consists of an open plan Living / Kitchen / Dining space c/w feature stairs to the first floor. Off the main living space is an entrance hall, WC and Utility room with a separate Snug at the East end. All windows to the South elevation are to be obscured to maintain privacy to the courtyard.

There is a separate walled storage area to the North of the existing barn with pedestrian access to a double garage with storage over.

At first floor there are 3 moderately sized bedrooms with a shared bathroom and a Master Suite to the West end. There is a central gantry over the open plan Dining area below – maintaining the visual aspect of the existing central space.

All existing apertures are maintained, historic apertures are reinstated and small number of new apertures have been formed to ensure adequate levels of internal light. The size, shape and proportions of these apertures are varied – in keeping with typical barn aesthetic. The majority of the new openings are on the North elevation to maintain the privacy of the existing courtyard.

The proposal maximises existing barn features such as open plan and double height spaces to a far greater degree than the previous consented proposal which split the barn into 2 separate properties.



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

Barn Conversion - Plans and Elevations

6.0 Proposed Design

6.8 Floor plans & Elevations

New Dwelling:

Ground floor accommodation consists of an open plan Living / Kitchen / Dining looking out over the garden and countryside beyond. Off the main living space is an entrance hall, with cloakroom and WC. There is a Study and Utility / Boot-room off the kitchen and a separate lounge at the West end.

There is an adjoining double garage c/w EV charge point and loft storage over.

At first floor there are 2 good sized bedrooms with a shared bathroom and a Master Suite to the West end. There is a central gantry over the open plan Dining area below – maintaining the visual aspect of the existing central space.

At second floor there are 2 smaller en-suite bedrooms.

The mass of the dwelling is visually broken via a horizontal material transition where the upper floors are timber clad and the ground floor is finished in brick.

The size, shape and proportions of the window and door apertures are varied – in keeping with typical barn aesthetic.

The new ridge is set to reference the adjacent Bulls Head development (under construction) – following the undulation of the roof forms. While the proposed ridge sits slightly higher above ground level; the site contours see the adjacent development sitting proportionally higher.



New Dwelling - Plans and Elevations

6.0 Proposed Design

6.9 3D Visuals

New Dwelling:



South East View



North East View



North West View



South West View

6.0 Proposed Design

6.9 3D Visuals

New Dwelling:



Side Elevation (East)



Rear Elevation (North)



Side Elevation (West)



Front Elevation (South)

6.0 Proposed Design

6.9 3D Visuals

Barn Conversion:



North West View



South East View



North Elevation



South Elevation

7.0 Access

7.1 Design and policy approach

- The proposed development will make use of the existing vehicular access that has served the existing dwelling, paddocks and fields beyond up to now.
- The use of this access to provide vehicular access to the application site has been established and consented under a historic application 17/00367/FUL.

7.2 Consultation

- No consultation has been carried out at this stage.

7.3 Vehicular access

- The existing site access will be utilised this varies in width between 3.2 to 3.3m in width. Existing gates on the drive are to be removed.
- Good levels of visibility are achievable in both directions and the access has been used extensively to serve the dwelling, paddocks and fields beyond for a number of years.
- Speed limit at the site access is 30mph.
- Access off Ibstock Road into the development will be permanently ceased as consented under application 17/00367/FUL.

7.4 Pedestrian access

- The main pedestrian access to the site is via the existing driveway / vehicular access. There is gated access off Main St. and Ibstock Road both to the rear of the site and the courtyard.



View of existing site entrance from East



View of existing site entrance from Main St



View of existing site entrance – looking toward Main St.



Pedestrian access off Main St



Pedestrian access off Ibstock Road



Pedestrian access off Ibstock Road

7.0 Access

7.5 Site and building entrances

Site entrance will reuse the existing entrance. The building entrances will be within the site, off the existing access.

In previously consented application 17/00367/FUL, LCC Highways were keen not to intensify the development to more than 2 additional dwellings – 2 additional dwellings are therefore provided in this scheme.

7.6 Inclusive design

All parking is either integrated into the building design, or sited within 10m of the building entrance. Level thresholds will be provided throughout.

7.7 Public/private space

Each dwelling will have an area of defensible space to the front of the dwelling, as well as a private

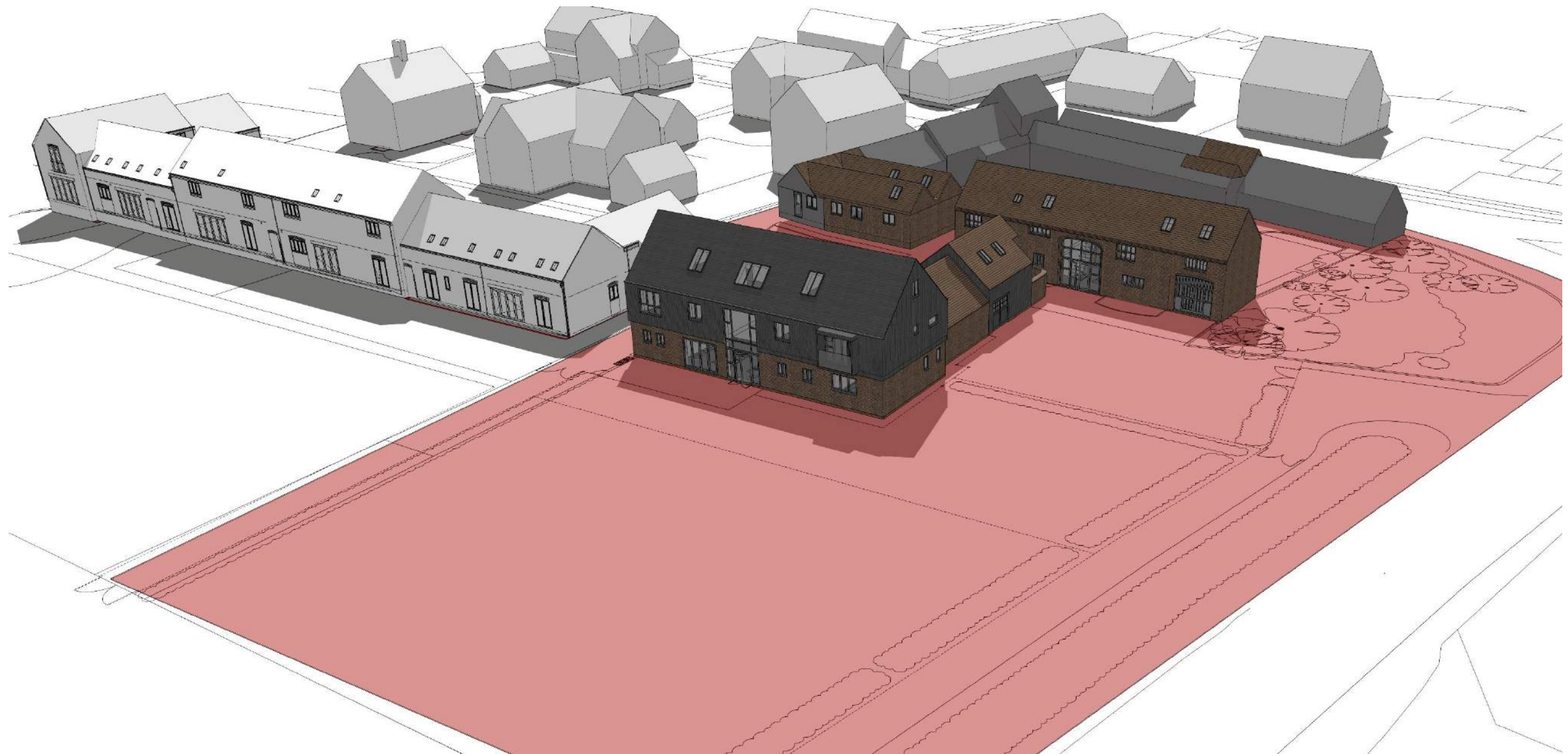
amenity area. This allows for an increased variation of activity within each plot as well as increased social interaction from the frontage.

7.8 Emergency service access

Firefighting access to the development is available from both Ibstock Road and Main Street meeting the prescribed distances. There is not need for direct access into the site for this purpose.

7.9 Sustainable travel

It is proposed that new dwellings will have an EV charging point installed to promote sustainable travel options for all residents of the site. These are located in the new build garages serving both new plots.



8.0 Summary

8.1 Aims

This Planning Application submission seeks to ascertain whether the LPA will support the following:

- Replacement of the incongruous corrugated roof with a pitched tiled roof to match the existing. Enhancing the historic street scene.
- Removal of two existing timber stables, equipment and associated hardstanding.
- Demolition of more modern single storey stables adjoining the main threshing barn restoring the original barn form and allow access and annex extension.
- Restoration and conversion of existing threshing barn to form a new family residence securing the long term future of the predominant heritage asset.
- Appropriately scaled Annex extension to provide on-site living accommodation of 2 elderly residents; allowing them to remain close to their immediate family.
- Construction of new contextual dwelling to provide appropriately scaled modern family living, funding the barn restoration.
- The improvement in potential Biodiversity and ecology offered by the increased levels of mixed planting and vegetation offered.
- The proposals given that the site sits partly within a Conservation Area? (although offering betterment of the Main St. street scene, securing a viable future for the threshing barn and improving wider views).
- The proposals given that the site sits partly outside the development boundary (although following recent precedent set on the Bulls Head development adjacent).
- The proposals given their proximity to the existing heritage assets identified (Grade II buildings with limited views of or from the site)?.

It is our view that the proposals offer an improvement over the current arrangements in relation to the majority of the points raised above.

We would offer that there would be no perceived harm to the Conservation Area, the rural setting, character of the village or any loss of amenity to the neighbouring properties and/or heritage assets. Moreover the proposals offer benefit and improvement over the existing arrangements

It has been demonstrated that there are no significant Ecological or Arboricultural issues and we would offer that the proposals offer the opportunity for significant improvement.

HSSP Architects are keen to enter into a proactive and collaborative dialogue with the LPA to agree the best development methodology for the site.

This document should be read in conjunction with all other planning documentation provided, including:

HSSP Planning Drawings:

8748-03-01	Ex Site Plan
8748-03-02	Demolitions Plan
8748-03-05	Prop Site Plan
8748-03-10	Prop Plans + Elevations
8748-03-11	Prop Elevations + Visuals
8748-03-20	Prop Plans + Elevations
8748-03-21	Prop Elevations + Visuals
8748-03-30	Prop Plans + Elevations

External consultants:

- CBE Consulting. Extended Phase 1 Habitat
- CBE Consulting. Tree Survey.
- NJC Surveys Ltd. Topographical Survey.