

RICHARD C. F. WAITE

ARCHITECTS - RIBA AABC

34 BRIDGE STREET

KING'S LYNN

NORFOLK PE30 5AB

Telephone : (01553) 772656

E-mail : [architect@rcfwaite.co.uk](mailto:architect@rcfwaite.co.uk)



Statement Supporting

*- application for -*

Change of Use of Tractor Shed

*- at -*

St Peter's Lodge, Walpole Highway

## **Introduction**

This application has been prepared seeking permission for the change of use of an existing agricultural Tractor Shed to allow it to be used for light commercial purposes, Class B2 / E(g)(iii)

## **Background**

The tractor shed dates from the mid-late C20 and is a concrete framed structure which is located some 115m north of St Peter's Lodge (Grade II listed, List UID: 1237328) and represents the northern extremity of the long-established farmyard.

The open-fronted shed is at present clad with a mixture of corrugated sheeting above fair faced block walls.

Access to the building is either via the hardsurfaced farmyard or directly from the road, known as Fence Bank to the east of the site.

The shed is been used as part of the working farm attached to St Peter's Lodge but as practices have changed the need for a dedicated storage building of this scale has diminished as works have been contracted out reducing the need to store plant on site.

## **Proposal**

The nature of the site, its location and routes of access have been considered and it has been decided that a light industrial use for the building would be appropriate and that this will be compatible with the remaining farmyard and also the wider area.

It is proposed that the building will provide between 1 and 4 units this figure varying depending on the floor areas required by applicant tenants. Aside the enclosure of the open the building's open frontage, the change of use requires no material alteration to its structure or its access although improvements will be made to enhance its appearance.

## **Access**

Access to the units will be from the Fence Bank road that runs parallel to the site's eastern boundary, entering the site via a bridge (HGV capable) across the ditch that separates it from road.

Despite its rural location, the site benefits from good transport links; it is located close to the Terrington St John junctions (east and west) with the A47 whilst the approach to the farm itself, along Church Lane, is presently used by large grain HGVs.

## Materials

The 4 open fronted bays of to the southern elevation of the tractor shed are to be infilled with new roller shutter doors with smaller integrated “wicket” personnel doors.

The existing cladding to the shed is to be renewed with new, dark stained lapped timber whilst the existing roof covering is to be replaced with new corrugated steel sheeting.

## Trees

A thick bank of mature trees lines the eastern boundary of the site however the majority of these are on the far side of the drainage ditch that separates it from the road.

As the conversion does not require construction works and as the site is already paved ready to accept the loading imposed by heavy vehicles, the change of use is not thought to pose a risk to the trees.

## Flooding

The site is located in Flood Zone 3 (benefitting from flood defences) as illustrated on the Environment Agency’s on-line mapping. The change of use is however considered to be a lateral use from one uninhabited occupation to another and as such the change is not thought to increase the risk above that of the exiting use since no new habitable space will be formed.



Flood mapping data locating tractor shed (<https://flood-map-for-planning.service.gov.uk/>)

## Operating Hours & Noise

The relative proximity of dwelling houses to the site means that the impact of noise has been considered and it is proposed that 'standard' working hours will be imposed upon any tenants to match those of the farm with restrictions on noise being stipulated as part of their leasing of the premises.

## Services

As part of a working farm connection to necessary services are immediately available with 3 phase electricity and water being connected to the adjacent building.

Sanitary provisions can either be provided on the farm, formed within the main building or indeed provided within a mobile WC block – the details of these provisions will depend on the needs of the specific tenants within units and will be tailored to suit these.



*Google Earth image showing St Peters Lodge and farm to the north with Tractor shed arrowed*

## Conclusion

The change of use proposed for this building is thought to be appropriate to its nature and setting and therefore approval is sought to allow this.

The new use can be achieved without negative impact on the immediate or wider surrounding area in terms of noise, flooding or damage to trees but will introduce a viable place of work in a sustainable location and will also see visual improvement through the recladding of the structure.