

AGRICULTURAL STORAGE BARN @ REDHILL FARM, TOWNSEND LANE, EMBOROUGH BA3 4SH

HOUSEHOLDER PLANNING APPLICATION & LISTED BUILDING CONSENT
DESIGN AND ACCESS STATEMENT (INCLUDES HERITAGE STATEMENT)
IN SUPPORT OF THE PROPOSED PARTIAL CONVERSION OF
AGRICULTURAL STORE TO RESIDENTIAL (C3) USE FOR STAFF
ACCOMMODATION ANCILLARY TO THE HOST DWELLING



HHD JOB NO.	241
PREPARED BY	GRH
CHECKED BY	-
DATE	MAY 2021
FILE	
REVISION NO.	

Introduction

The applicant has commissioned Hall Home Design Ltd to prepare and submit a Householder Planning Application & Listed Building Consent to the Local Authority at Mendip District Council, for the partial conversion of agricultural store (within curtilage of Grade II Listed Building) to residential C3 use for staff accommodation ancillary to the host dwelling @ Redhill Farm, Townsend Lane, Emborough, Radstock BA3 4SH



The application building is an Oak Framed 2 storey agricultural store built around year 2001. The building lies within the curtilage of the host dwelling Redhill Farm, a building listed (as of 02/05/1961) under buildings of special architectural or historic interest, approved by the Secretary of State for the Environment under Section 54 of the Town and Country Planning Act 1971.

This statement should be read in conjunction with the drawings enclosed with the accompanying application:

- Location (241_PL_01)
- Existing Site, Floor Plans & Elevations (241_PL_02)
- Proposed Site, Floor Plans & Elevations (241_PL_03)

Site Description

Emborough is a small village situated between wells and Ston Easton. Whilst there are limited services in the village, Emborough is accessed through the village of Chilcompton to the South which has a great number of services including, school, shops, garage and public houses.



Redhill Farm is a C17 a grade II listed building and is located to the western edge of the Somerset village of Emborough. Sitting within the open countryside of Emborough Redhill farms ownership encompasses large fields of agricultural land surrounding the property.

Fig 1. Location Plan (not to scale)

Heritage Statement

The purpose of Heritage Statements is set out in paragraph 189 of the NPPF, which states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

In addition for the need to comply with the NPPF, a Heritage Statement is an important practical tool to guide an applicant in developing their proposals. As good practice, it should therefore be one of the first things that an applicant considers when beginning to formulate their development proposals. The needs and constraints of the identified heritage asset should influence the evolution of a proposal from the outset and a Heritage Statement should explain how an applicant has arrived at a certain proposal and therefore a thorough understanding of the heritage asset is essential before that process can take place.

Listing Statement

The Historic England official listing statement for the host dwelling (Redhill Farm) is located at the end of this section.

Introduction

This statement forms part of a Householder Planning Application & Listed Building Curtilage Consent for the partial conversion of agricultural store to residential C3 use for staff accommodation ancillary to the host dwelling.

Existing Structure

The building subject of this application lies within the curtilage to the east of Redhill Farm – a Grade II Listed Building, with an oak frame structure, clay pantile roof, with the external walls clad in horizontal oak feather edge cladding and 5 sets of large double barn doors.

The barn consists of a first floor structure to the east and west wing of the barn with the centre being of full height to underside of the roof.

The barn has an oak frame gable to the front elevation (southeast) and hipped roofs to the sides (northeast and southwest)

Proposal

Permission is sought for:

- 1) Partial conversion of the agricultural store;

Internal works to provide accommodation for 2 bedrooms with bathrooms, kitchen, dining and living quarters for staff accommodation. Windows to provide necessary light, ventilation, surveillance of host property grounds and escape (Approved Document B)

Heritage Impact

This approach would retain as much existing fabric as possible providing a build that is not only sympathetic to its original form but that to its surroundings also.

The only newly incorporated element to the existing roof are the Rooflights and proposed dormer which are extremely important to the design for adequate natural light, natural ventilation, allowing surveillance of the host dwelling and taking in the views that surround the building. The overall appearance of the conversion is relatively unchanged retaining the external barn appearance in its entirety with the addition of necessary windows. This minimises any impacts on its current form and appearance complimenting the existing forms and materials.

Conclusion

It is considered that the conversion alterations proposed are the most effective and appropriate way to achieve the required space whilst respecting the setting, appearance and character of the heritage building and its surroundings.

The proposals are sympathetic and in keeping with the existing barn and are considered to positively contribute to the character, appearance and setting of the Grade II Listed Building.

Overall the proposal is considered to cause no harmful effects to the heritage asset.

Redhill Farm

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1058623

Date first listed: 2-Jun-1961

Statutory Address: REDHILL FARMHOUSE AND ATTACHED BARN TO RIGHT, TOWNSEND LANE

Location

Statutory Address: REDHILL FARMHOUSE AND ATTACHED BARN TO RIGHT, TOWNSEND LANE

The building or site itself may lie within the boundary of more than one authority

County: Somerset

District: Mendip (District Authority)

Parish: Emborough

National Grid Reference: ST 60576 50912

Details

ST65SW EMBOROUGH CP TOWNSEND LANE (North side)

8/53 Redhill Farmhouse and attached barn to right 2.6.61 II

Farmhouse. C17. Rough-plastered, tile and slate roofs, C19 end brick stacks. Cross passage plan. Two storeys, 4 bays, 2 and 3-light moulded stone mullioned windows, iron casement to each light, some with quadrants; to right a stopped label on ground floor, to left a continuous hood mould. Gabled central porch, C20 glazed inner door. Barn of lower height to right, double-Roman and pantiled roof. Interior with 2 winder staircases, blocked bread oven and moulded architraves to first floor doorways. (VAG Report, unpublished SRO, March 1982).

Listing NGR: ST6057650912

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 268072

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Flood Risk & Drainage

Environment Agency Flood Zone - According to the Environment Agency records, the application site falls in a Flood Zone 1 (the lowest of flood zones) and as such, has a low risk of flooding and therefore a Flood Risk Assessment is not formally required as part of this planning application.

Storm Drainage Strategy

Storm drainage as existing

Foul Drainage

Foul drainage connections will be made to the existing septic tank.

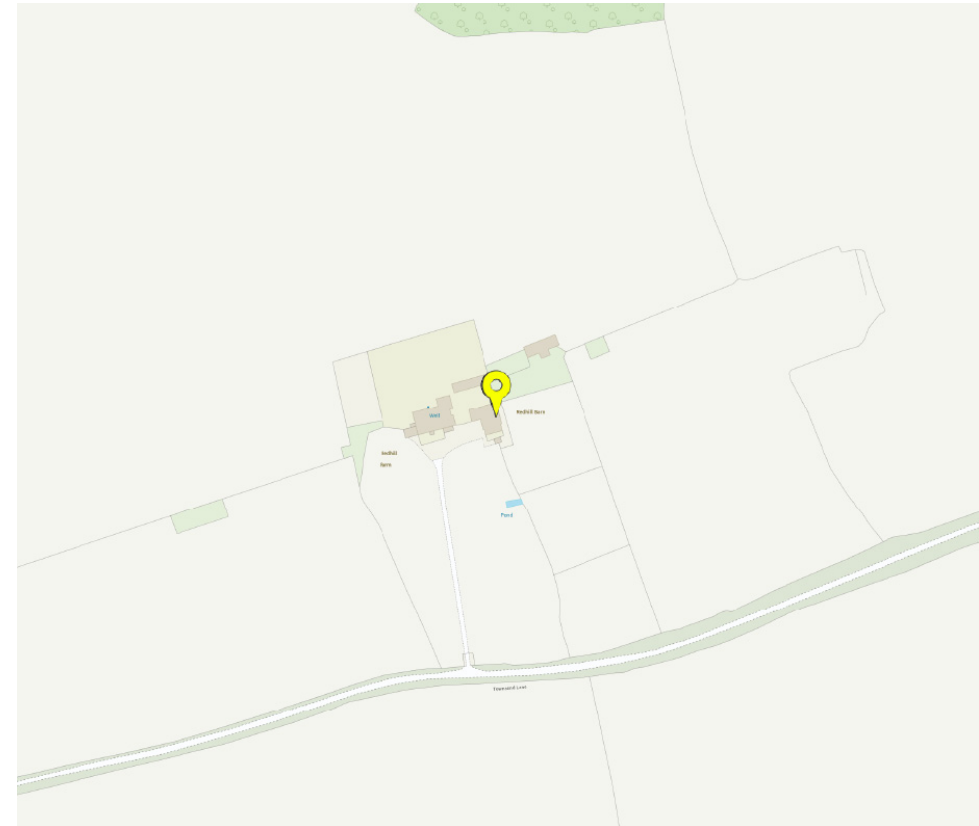
Layout

The existing Redhill Farm dwelling will remain untouched with the proposal purely based on the barn.

The ground floor of the barn conversion will mainly be accessed via an entrance formed behind the 2nd pair of barn doors (left to right) to retain the external visual appearance of the barn. This entrance will lead to a bootroom, utility and wc entrance lobby with stairs to the first floor. There will be a judas style door into the kitchen/dining/living room with large sliding doors leading to the front garden area, with the first floor consisting of 2 bedrooms with ensuite shower rooms.

Scale & Appearance

The proposal is based on working with the original two-storey barn, with minimal disruption to its current form and scale. The dormer to the southwest will replicate the materials of the roof and wall cladding.



External barn materials will be replaced like for like where necessary, with the inclusion of glazing behind the large central barn door to flood the heart of the accommodation with light when the barn doors are open.

The external appearance of the proposed development will offer a considered approach, with simple uncomplicated architectural detailing so that it sits comfortably within the existing locality, and to ensure no conflict with the surrounding architecture, topography or landscape.

In general the scale and appearance of any detail design should:

- not compromise the character of the location
- not be visually intrusive upon any surrounding development or countryside
- not harm the residential amenity of any nearby dwellings or land
- be constructed of external facing materials, which respect the location
- respect and complement the form, character and scale of the setting

This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1, DP1 & DP4 & DP7

Landscaping

Landscaping should form an integral part of the development and take into account the rural location. The landscape will remain as existing.

Access & Parking

Any development should look to provide safe access to and from the application site and provide the required parking and on site turning.

The existing vehicular access to the home and agricultural building will be unaffected with existing hardstanding and parking arrangements being utilised.

Parking standards are in excess of the Somerset County Council, County Wide Parking Strategy based on red, amber and green zones, of which this location is a 'green zone' requiring:

2 bedroom dwelling = 2 parking spaces + 2 bicycle space

The existing hardstanding areas nearby the barn provide more than enough parking/turning than is required.

Adequate space is available as existing to store recycle and refuse containers.

Level access will be provided to the external entrance door with the utilisation of level thresholds.

8. Renewable Energy and Sustainability

➤ *All new development should look to minimise energy usage by way of design.*

The following principles should be adopted with any detail design and any opportunity to upgrade sustainability credentials be incorporated:

- limit energy usage by design
- limit energy usage by design by using high levels of insulation
- ensure that any energy used where possible comes from sustainable and renewable sources

➤ *In orientating a building, opportunities should be taken to ensure that energy usage is limited by way of making best use of the path of the sun for heat and natural light.*

The orientation of the building is such that it faces south thus taking full advantage of solar gain and natural light with the majority of windows/openings on the south, south/west elevations. With large rooms and reasonably large windows, this allows more natural light reducing the need for artificial lighting. Rooflights have been utilised to allow light to enter the depth of the building as these allow in high levels of light during the day. Rooflights will be fitted with blackout blinds so that at night time they do not cause light pollution.

➤ *Buildings should be insulated to a high standard. High levels of insulation limit energy usage.*

The development takes every opportunity to incorporate high levels of insulation within floors, wall, roof and windows so that energy usage is minimised. The design target for the external envelope will exceed minimum Building Regulation Standards.

All pipework will be lagged with high performance insulation.

- *Energy Usage in a building can be provided by renewable and sustainable energy sources and limit the use of fossil fuels. Where fossil fuel usage is required, this can be limited by the use of efficient appliances and low energy lighting and through the use of on site, small scale, sustainable energy generation through solar or wind power.*

It is proposed to use a highly energy efficient air source heat pump to provide domestic hot water and space heating. The viability of small scale energy generation will be investigated during the SAP calc process to identify the benefits and this would be provided through the installation of solar water and/ or PV panels to the southern roof slope.

Lighting throughout the property will be either dedicated low energy or LED lighting. External lighting will be provided to enable security and safe access during the hours of darkness. External lighting will incorporate passive infra red detectors and timers, so that their use and duration will be limited. All external lighting should be shielded from the night sky as so to limit light pollution and aid the flight of nocturnal species.

Any built-in appliances will be of the highest energy efficiency rating available and not be less than A+ rated.

- *Savings in water usage can be made by limiting water use and recycling water where feasible.*

Energy saving appliances that use water, such as low water usage washing machines and dishwashers can aid such an aim and appliances proposed will not be less than A+.

Faucets will be of the spray variety and toilets will be dual flush in order to minimise water usage.

- *Transport should look to reduce the use of the private motor car, promote public transport and encourage the use of cycling and walking for shorter journeys.*

Parking will be provided for cars and bicycles. An on-site electric vehicle charging point will be provided where necessary.

➤ *New buildings should be designed and constructed to 'allow access for all'.*

Access to the property should be provided using level thresholds to provide easy access. Internal corridors are wide. An accessible toilet is provided on the ground floor.

Light fittings and power sockets will be located at a height of between 400mm – 1200mm to allow easy reach for people with disabilities and the ambulant disabled.

Level or slightly graded external pathways will allow access around the property whether on foot or using personal wheeled access equipment.

➤ *Waste should be recycled wherever possible and facility to store general waste and waste for recycling should be provided.*

Waste and recycling bin space will be provided, as will a home composting facility.

- *Consideration should be given to construction, as recycling existing materials on site, use of recycled and recyclable materials in construction, along with sourcing materials and labour locally can reduce waste and energy consumption.*

Existing materials on site will be recycled where feasible i.e. stone, timber and soil

There are a number of quarry's, builder's merchants and reclamation yards within the local and wider area that can supply materials for the development.

Further, any construction waste should be separated for recycling purposes as this will reduce the need for landfill.

The applicant supports the use of local labour and there is a wide range of building contractors and tradesmen within the immediate and wider area that can provide the necessary labour.

General

The walls between rooms should be either dense concrete block or insulated studwork to limit the passage of sound.

The compilation of the respective technical documentation for appliances and equipment within each property should be provided upon completion so that all users can operate the equipment properly and enable even non-technical users to have the ability to

make best use of all facilities, in particular those which save energy. This guide should also include for relevant information on surrounding facilities and public transport.

The property should be secured to a high standard with high security locking and deadlocks, safety chains and window locks. Ideally an alarm system should be installed at the time of construction.

Sustainability Summary

Sustainable Principles:

Construction:

- Sourcing materials locally
- Ensure that indigenous construction materials are employed wherever possible
- Source labour locally
- Use of recycled/reused or renewable materials where practicable

Use:

Energy

- using natural daylight as much as possible with large windows and Rooflights
- solar shading with coated glass
- double glazing
- high levels of insulation
- highly energy efficient boiler with external condensate thermostat
- explore use of non-fossil fuel energy creation ie wind, solar water or solar pv
- low energy lighting
- economic use of floor space
- provide space for recycling domestic refuse

Water

- dual flush toilets

- spray taps

Travel

- space provided for working from home
- good communication links (high speed broadband etc.)
- good links to public transport
- space provided to store bicycles
- provide an electric vehicle charging point

This accords with the overarching aims of the NPPF and Mendip District Local Plan, in particular policies CP1, DP7, DP22 & DP23.

Policy Summary & Conclusion

As this proposal accords with the overarching aims of the National Planning Policy Framework (February 2019) and the Mendip District Local Plan 2006-2029 (December 2014), we respectfully ask the Local Planning Authority to conditionally approve this application on its significant merits that looks to provide an additional high quality, highly energy efficient home.

