

Design and Access Statement

Dundry Barn

Dundry Lane

Bristol

BS41 8JQ



This Design and Access Statement forms one of the main supporting documents to this planning application. It provides key information on the proposed site and design. Furthermore, this Design and Access Statement should be read in conjunction with the application forms, plans, site survey and all other supplementary documents submitted as part of this planning application.

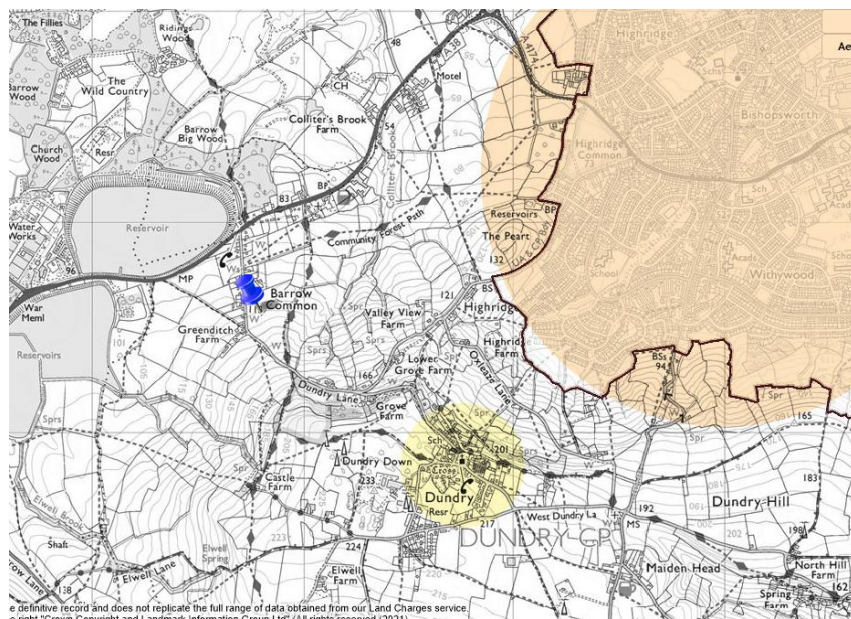
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1.0 Introduction

This statement has been prepared on behalf of the applicant, who seeks full planning permission to convert an agricultural barn to a private dwelling.

1.1 Site

The site is located within Dundry Parish in North Somerset and is situated approximately 0.8 miles north-west of Dundry Village and 6 miles south-west of Bristol city centre. The site lies within the greenbelt of Bristol but presently has a development on site which we seek to repurpose to a dwelling.



Blue pin shows site location in relation to Dundry Village (yellow) and Bristol (orange)

The site is accessed via Dundry Lane which itself is accessed from the A38. Dundry Barn is set far back from the roadside and is very well screened by dense vegetation that mostly conceals the existing development from sight.



The existing gated entrance to the site, accessed from Dundry Lane

Current access to and from the site is viable by vehicle, foot, bicycle, and any other means of daily transport. The existing access to the site enters on to a blind bend on Dundry Lane which could prove accident prone. The site is set far enough back from the road that any building works should not interrupt daily flow of traffic on Dundry Lane nor inconvenience the neighbours.

1.2 Designations

The site is not located in a conservation area, is not located within, nor visible from an Area of Outstanding Natural Beauty, and no Tree Preservation Orders apply to the site. There are no listed buildings on site or nearby, and the site does not sit within a flood plain or at risk of surface water. There is no indication of any geological interest on the site nor are there any SSSI's nearby. Whilst the site does sit within the greenbelt, there is an existing development in place which we seek to redevelop to a dwelling in accordance to North Somerset's planning policies and the NPPF.

1.3 Planning History

There have been three prior planning applications for the development in question in recent years, although these applications were in relation to converting the barn to business premises in the form of a gym/health and wellbeing centre. Their respective case numbers are: [18/P/4466/CRN](#), [19/P/1017/FUL](#), [19/P/0305/FUL](#). Planning permission for this change of use was not granted. Having looked through these applications carefully, we have been sure to address any shortcomings from the previous applicants and

concerns expressed from the public. The proposed change of use to a dwelling should sit favourably as our client looks to make roots in this community for the long term.

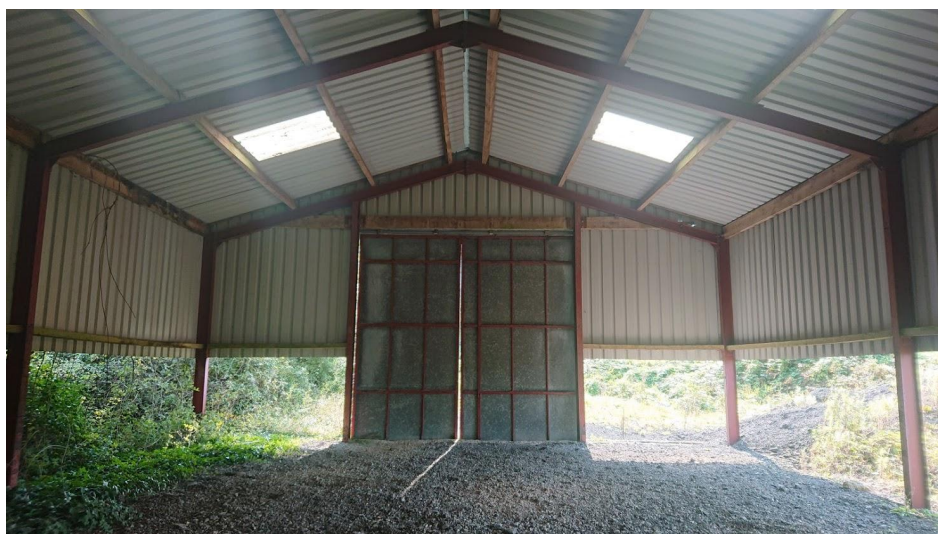
1.4 Appearance

Dundry Barn is an unenclosed storage unit. Its material palette consists of a steel portal frame and steel sheet cladding as seen in the photos below. The surrounding landscape is grassed with trees and hedge boundaries.



1.5 Existing Use

The building was previously used as agricultural storage but is now vacant. It's approximate volume is 120m² spread over a single storey. The proposed use is that of a private dwelling as further described in section 2 of this Design and Access Statement.



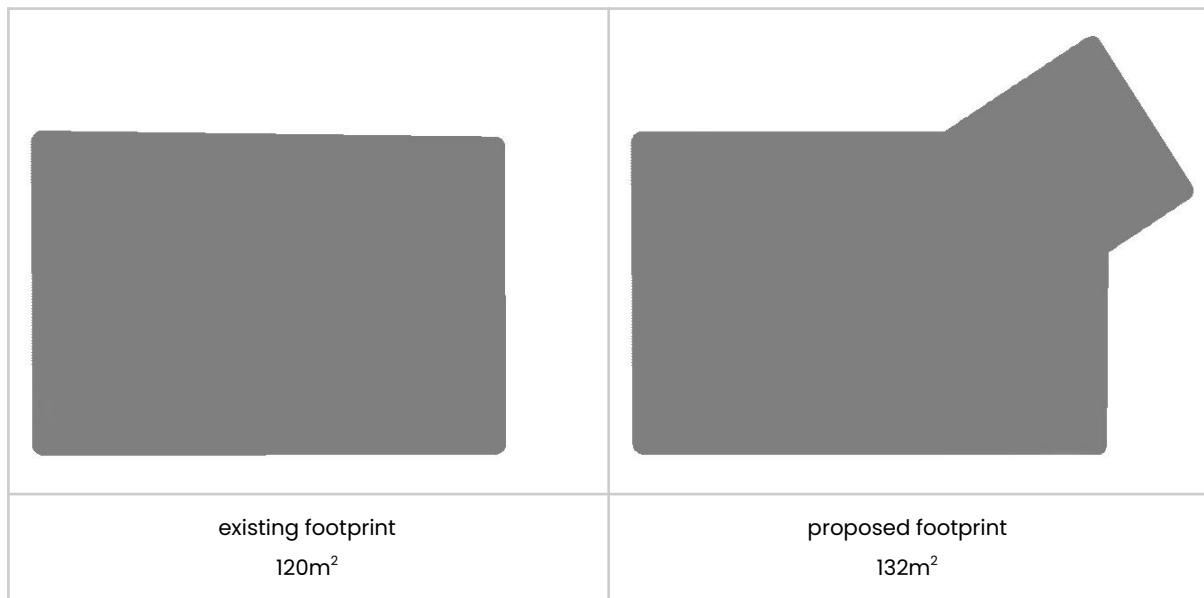
A view of the existing barn from the interior

2.0 Proposed Development

2.1 Amount & Scale

The proposed conversion to dwelling will house a lounge, snug, kitchen/diner, storage, utility, and bathroom on the ground floor. The first floor will house three bedrooms, a family bathroom and two en-suites, an office for home working, and a terrace on the roof of the ground floor extension.

Care has been taken to ensure that the proposed design respects the size and scale of the site. In total, the ground floor will occupy 132m², an increase of 12m² from the original footprint. The existing steel frame will be reused and the existing boundary of the barn will remain apart from the north corner which is where the increased footprint will occur. In order to allow sufficient head space for two storeys, the ground floor will be excavated by approx. 600mm.

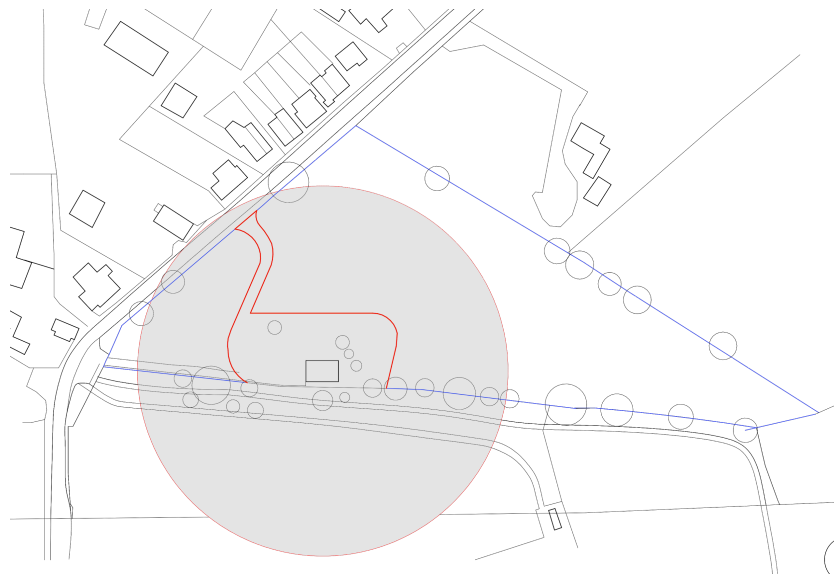


2.2 Access & Layout

A new driveway from Dundry Lane will allow access to the site via vehicle and the existing footpath will remain in place to allow access via foot. These are further discussed in the Landscaping section. The driveway and footpath will lead to the south-west facing entrance of the dwelling, which is also where space has been allocated for three parking spaces.

2.3 Orientation and Overlooking

The proposed design reuses the existing footprint of the current development. The small extension to the footprint has been positioned facing north to maximise views across the sloping terrain and towards the city of Bristol. Focussing the glazing in this direction means that there should be no concerns of overlooking due to the countryside context and the building sited a considerable distance from the limited number of neighbouring properties. The landscaping proposals will also help conceal the dwelling into the landscape.

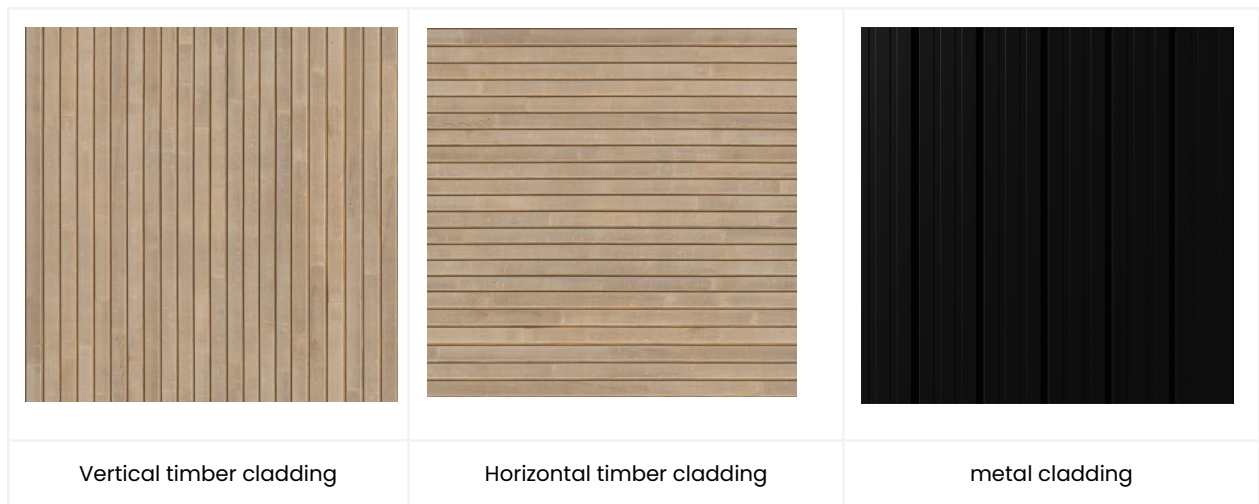


The grey circle depicts a 80m radius and shows no overlooking issues or privacy concerns in all directions.

2.4 Materials

A limited palette of external finishes have been chosen to blend into the agricultural setting. This includes vertical and horizontal timber cladding for the footprint of the existing structure.

The extended footprint will be metal clad finish as will the entrance porch. The use of some more contemporary materials such as glass and powder coated metal frames will provide a contemporary aesthetic. A standing seam roof is proposed.



2.5 Strategy for Conversion

The existing building is of permanent and substantial conversion and is suitable for conversion into a dwelling with minimal alteration to the existing structural elements.

The existing steel structure will be retained and the metal cladding panels removed and retained for reuse. The structure will be infilled with timber studwork and insulation system which will support the timber clad walls and the metal clad roofing, reused where possible from the existing dwelling. It is understood that over 70% of the existing fabric will remain in the new dwelling.

2.5 Landscaping

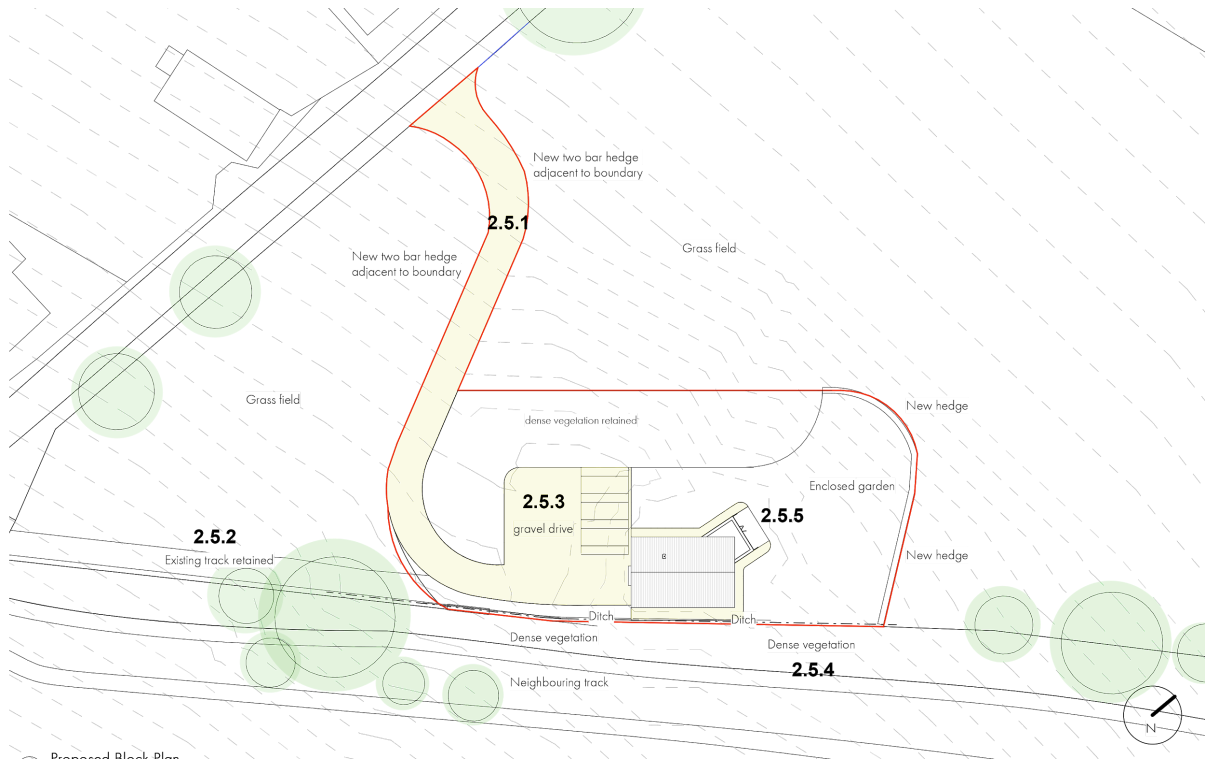
2.5.1 A new gravel driveway is proposed from Dundry Lane allowing vehicular access to the dwelling. The driveway will follow the terrain of the landscape and be bordered by a two bar fence either side. The gravel landscape will provide a permeable surface to eliminate excess surface water.

2.5.2 The existing entrance to the site will remain in place for access to the grass field. The existing track will be retained as a pedestrian access to the house.

2.5.3 Dense vegetation adjacent to the north-west facade will largely be retained, but cut back slightly to accommodate the gravel finished parking spaces and enclosed garden. A Gravel path will allow pedestrian access around the building to a proposed patio.

2.5.4 The existing dense vegetation adjacent to the south-east facade will largely remain in place providing privacy for the dwelling and provide a nurturing environment for biodiversity to thrive.

2.5.5 A small north facing patio is proposed which looks over the pasture land of the site and towards the city of Bristol.



A block plan showing the proposed landscape proposals as detailed above

3.0 Planning Considerations

3.1 National Planning Policy Framework:

Proposals affecting the green belt:

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- the re-use of buildings provided that the buildings are of permanent and substantial construction;

3.2 North Somerset Core Strategy 2017

CS1: Addressing climate change and carbon reduction

- development should demonstrate a commitment to reducing carbon emissions, including reducing energy demand through good design
- the re-use of previously developed land and existing buildings in preference to the loss of green field sites;

CS2: Delivering sustainable design and construction

When considering proposals for development the council will:

- require designs that are energy efficient and designed to reduce their energy demands
- require the application of best practice in Sustainable Drainage Systems to reduce the impact of additional surface water run-off from new development. Such environmental infrastructure should be integrated into the design of the scheme and into landscaping features, and be easily maintained.

CS11: Parking

Adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces

CS12: Achieving high quality design and placemaking, well designed buildings and places

3.3 North Somerset Sites and Policies Plan

Development Management Policies: Sites and Policies Part 1

DM12: Development within the Green Belt

- The extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building.
- not extend beyond the footprint of the existing buildings unless the proposal by virtue of its height or location on the site would have an equal or lesser impact on the Green Belt than the existing buildings; and
- result in environmental improvements on rundown or derelict sites; and
- be sustainable in terms of being well related to existing settlements, and having safe and convenient pedestrian and cycle access to services, amenities and a bus or rail service

DM32: High quality design and place-making

- The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places where opportunities for physical activity and recreation are maximised.
- The design and planning of development proposals should demonstrate sensitivity to the local character, and the setting, and enhance the area taking into consideration the existing context. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity.

DM45: The conversion or re-use of rural buildings to residential use

The conversion or re-use of rural buildings for residential use will be permitted provided that:

- they are of permanent and substantial construction and capable of conversion without major or complete reconstruction;
- any extension as part of the conversion or subsequently should not be disproportionate to the original building and respect the scale and character of the building and its setting;

- the proposal would result in an enhancement of the immediate setting, and the impact of external facilities (such as curtilage treatment, parking) is minimal and landscaping respects the local rural character;
- it would not have a significant adverse effect on the living conditions of adjoining occupiers or adversely affect the operation of working farms

4.0 Conclusions

Careful consideration has been given to the design of the proposed development in accordance with local and national planning policies.

It has been shown that the proposal for development complies with the Local policy stated in Section 3.0 of this document on the basis that the building is of suitable form, scale and design, it maintains adequate amenity space, is of high quality design, and there is no significant adverse impact on the amenity of the occupants of neighbouring properties. Further care has been taken to ensure that all design choices have a positive effect on the locale such as enhancing biodiversity, a reduced impact on the environment through design and material choices, and sensitivity to neighbouring properties.

It has been shown that the proposal for development complies with national policy NPPF on the basis that the existing building is of permanent and substantial construction, and the proposal seeks to preserve the openness of the greenbelt.