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Design and Access Statement to accompany Full Planning Application based on previously submitted class Q application

Conversion of Agricultural Building to single dwelling

THE SHEEP HOUSE

TRERAVEL FARM

St Ervan
Wadebridge
Cornwall
PL27 7RS

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TABLE OF CONTENTS

1. INTRODUCTION	3
1.1. Purpose of the Document.....	3
1.2. Introduction and Location	3
1.3. Planning History.....	4
1.4. Site Designations.....	4
2. EXISTING BUILDING	4
3. PROPOSALS	6
3.1. Proposed conversion to residential dwelling.....	6
4. USE AND AMOUNT	8
5. ADDITIONAL INFORMATION	9
6. COMMUNITY INFRASTRUCTURE LEVY	9
7. ACCESS	9

1. INTRODUCTION

1.1. Purpose of the Document

This document is written to accompany a Full Planning Application for conversion of an existing agricultural building to residential use.

The property has existing class Q consent for conversion into a dwelling which was granted on the 23th August 2018. Work has commenced on this application but is unlikely to be completed within the required 3 years from the date of decision. This application therefore requests a full planning consent for a broadly similar application to the class Q consent.

This document should be read in conjunction with the following drawings:

- J-20-20-TRE: 01 Site Location Plan
- J-20-20-TRE: 02 Existing Site Block Plan
- J-20-20-TRE: 03 Proposed Site Block Plan
- J-20-20-TRE: 04 Existing Aerial View

- 1837/ PL 01 Floor Plan and Elevations as existing

- J-20-20-TRE: 10 Proposed Ground Floor Plan
- J-20-20-TRE: 11 Proposed First Floor Plan
- J-20-20-TRE: 12 Proposed Elevations
- J-20-20-TRE: 13 Proposed Elevations

1.2. Introduction and Location

The building this application relates to is an existing steel framed farm building located within a collection of converted barns at Treravel Barn. The traditional stone farm buildings to the north are currently undergoing conversion, with one recently completed and the other underway. A further class Q conversion is also recently completed to the north east.

The site is accessed from the existing concrete vehicular access, and this is unchanged from any previous consents.

Residential occupation is an established principle for the site, and the existing consent for class Q conversion confirms this. Each property has its own separate private curtilage areas which are generously sized.



Figure 1. Site Location Plan

1.3. Planning History

The proposed conversion was previously granted prior approval consent in August 2018.

PA18/06228 | Prior Approval of Change of Use from agricultural to a dwellinghouse and associated operational development | Treravel Farm St Ervan Wadebridge Cornwall PL27 7RS

This work then commenced in late 2018 with submission of a building regulations application in December 2018.

*BC18/02151/IN | Replacement of large forage store building with single dwelling | Land South Of Treravel Farm St Ervan Wadebridge Cornwall PL27 7RS
MC Plan and Site Services Ltd. Building Regulations Reference: MC_2018_11623.*

1.4. Site Designations

The property is not within a Conservation Area or within proximity of any listed buildings or within any other designated areas.

2. EXISTING BUILDING

The existing barn is a large agricultural storage barn, originally constructed for sheep and grain store purposes.

The Structural report written in 2018 confirmed that the barn was capable of conversion. However this application seeks consent to take down the existing frame and rebuild with a new frame, as this will aid the speed and practicality of construction.

The photos below show the barn after the adjacent large frame building had been removed.



Figure 2. General view of the existing barn from the North West



Figure 3. Further view from the West

3. PROPOSALS

3.1. Proposed conversion to residential dwelling.

The proposed scheme is to replace the existing steel frame barn with a new steel structure to the same size and proportion. Replacement of the structure will allow the contractor to speed up the construction process and be more economical for the project.

The proposed layout and scheme is fundamentally very similar to the previous drawings submitted as part of the class Q prior approval application.

Some minor changes to door and window fenestration are proposed, along with the creation of additional floor area as a new mezzanine.

The floor plans below show the previous scheme following by the new proposals.

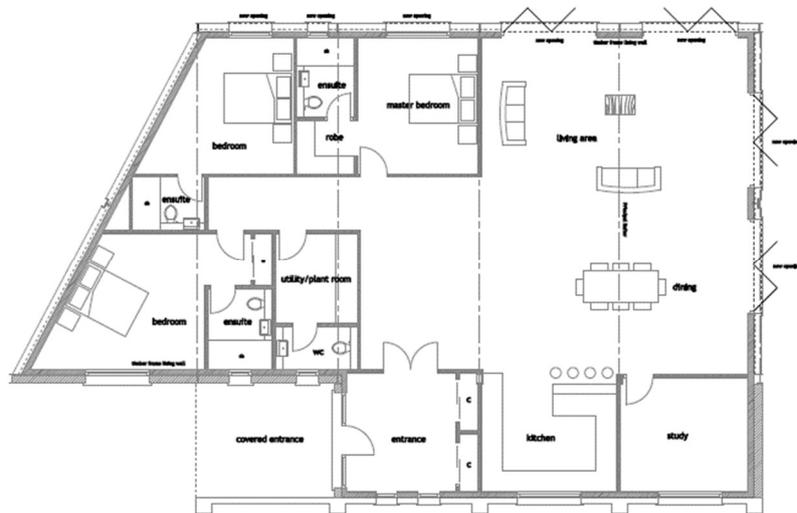


Figure 4 Proposed Ground Floor Plan – previously approved scheme

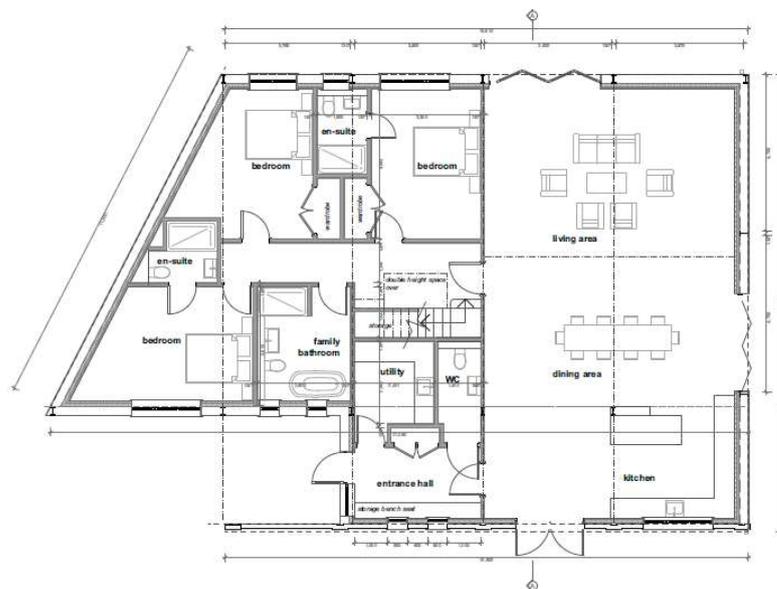


Figure 5 Proposed Ground Floor Plan

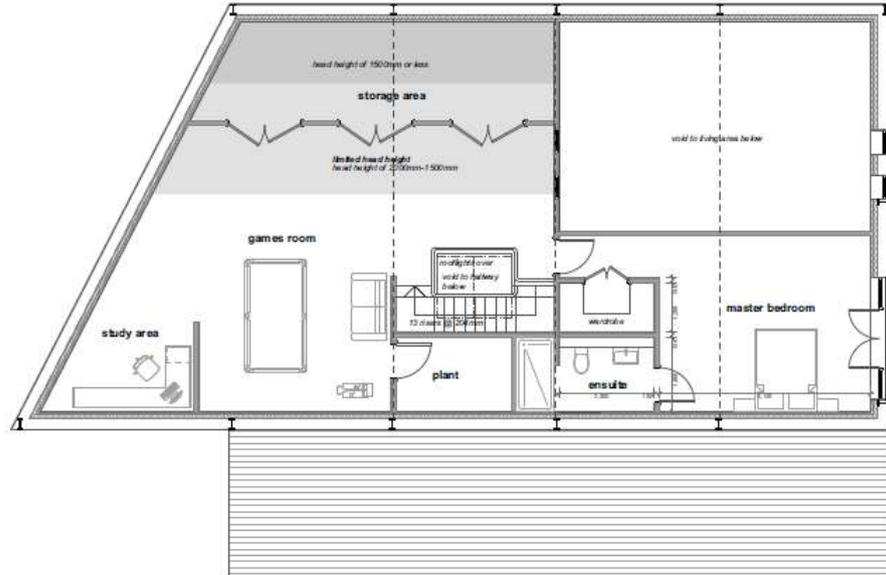


Figure 6 Proposed First Floor Plan – current scheme

In terms of materials and layout the proposal is unchanged from the previous application. Metal sheet roofing, timber cladding and a rendered plinth are proposed to retain the agricultural character of the barn. This will also tie in well with the recently completed adjacent conversion.

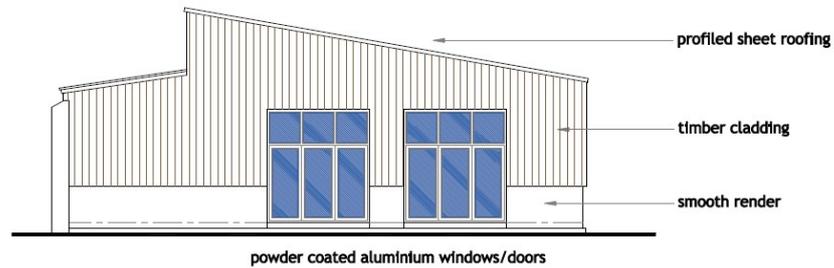


Figure 7 Previous West Elevation



Figure 8 Current Proposed West Elevation

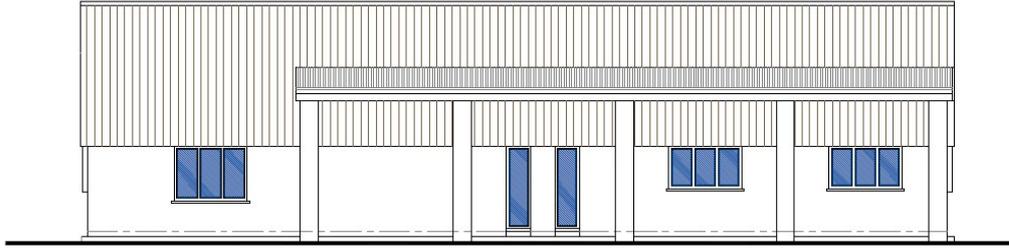


Figure 9 Previous North Elevation

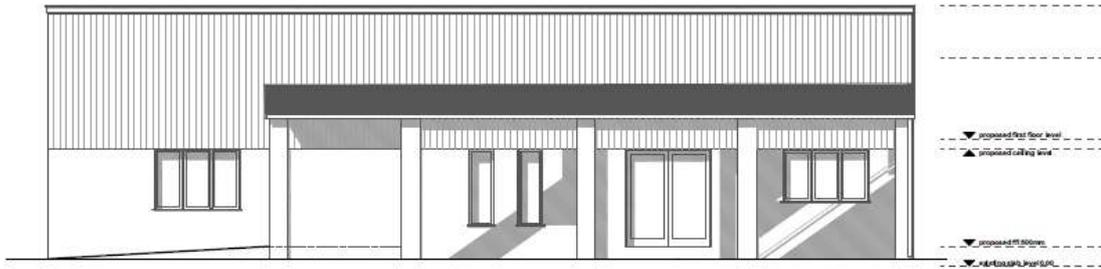


Figure 10 Current Proposed North Elevation

The design has been considered to respect and enhance the agricultural style and layout of the site.

4. USE AND AMOUNT

Use:

The proposed new dwelling is to be a family house, with 4 bedrooms, with a first floor office and games room. Generous living space opens onto a patio area.

The design of the scheme is fundamentally unchanged from the previously approved application, other than the additional first floor area.

Amount:

The total areas are shown below:

Gross Internal Area of Existing Barn:

Existing Barn Floor Area - 208m²

Gross Internal Area of Previous Approved Scheme:

Ground Floor - 208m²

Gross Internal Area of Current Proposed Scheme:

Ground Floor - 208m²

Additional floor area created at first floor level = approx. 85.6m²

Total – 293.60m²

5. ADDITIONAL INFORMATION

Bat and Barn Owl Survey:

The existing building is partly under construction under the existing class Q consent, and as such would not provide a suitable habitat for nesting birds, bats or barn owls.

The Bat and Barn Owl survey submitted as part of the 2018 application stated 'negligible suitability for roosting bats and concluded that bats and owls do not use the building.

Structural Report:

A structural report was submitted with the previous application which confirmed that the building was capable of conversion.

This application seeks to apply to obtain consent to take down the existing steel frame barn and replace with a new structure (using the existing floor slab), therefore an updated Structural Report has not been submitted.

Surrounding Use:

The surrounding barns, have all either already been converted or are in the process of conversion to residential use, therefore there are no environmental health or noise implications of this property being a full time residential dwelling.

6. COMMUNITY INFRASTRUCTURE LEVY

As the existing consent under the class Q has already commenced and is well underway, it is understood that the floor area created as part of the existing consent will not be liable for CIL payment.

We therefore understand that the additional floor area of 85.6sqm created as part of this application will be liable for CIL payments.

7. ACCESS

Access within the Dwelling:

The new entrance porch will allow for level access off the approach access with level access into an entrance hall including level access to the family bathroom (with accessible WC) and all ground floor bedrooms and all reception rooms. The new front entrance will have a minimum clear width of 775mm and an accessible threshold. The proposed circulation is to have a clear unobstructed width of at least 850mm. The proposed internal doors to habitable rooms and sanitary conveniences are to have a clear unobstructed width of at least 775mm. New wall mounted socket outlets, telephone points and TV sockets are to be located between 450mm and 1200mm above the finished floor level, with a preference for the lower end of the range.

Site access and parking:

The proposed new dwelling will have level access from the proposed parking area to the main entrance door. There is sufficient parking on site for up to 3 cars.

END