

Design, Planning and Access Statement

For

The Proposed Stables Conversion

At

Woodlands Farm

For

Lansdowne Group Limited



Introduction: This Design and Access Statement, prepared by the E Studio, accompanies a planning application in respect of the proposed development

The site is located adjacent to Woodlands Farm of Lilley Green Road, near Alvechurch which is the Kelly family home.

Reference has been made to 'DCLG Circular 01/2006 and CABE guidance on Design and Access Statements in the preparation of this statement. This guidance advises that the Design and Access Statement should include information on the following –

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

This design statement has also been prepared in light of the guidance given within NPPF, and the Bromsgrove District Plan 2011-2030

To assist in the understanding of these proposals the above information is provided with additional commentary and should be read in conjunction with the following :

Drawings

ES275- 01	Location Plan
ES275 - 02	Proposed Site Plans
ES275 - 03	Stables Floor Plan As Existing
ES275 - 04	Stables Roof Plan as Existing
ES275 - 05	Elevations as Existing
ES275 - 06 A	Proposed Ground Floor Plan
ES275 - 08 A	Proposed Roof plan
ES275 - 09A	Proposed Elevations and Section

Planning

The site does not fall within any of Bromsgrove District Council currently adopted neighbourhood plans

Relevant Extracts from the Bromsgrove District Plan 2011-2030

We believe the following extracts support the proposed change of use for this building

Section 4 - Vision

4.3 Bromsgrove will maintain low levels of unemployment by providing a range of jobs in various sectors, with growth primarily focussed on knowledge based industries and manufacturing situated at the Bromsgrove Technology Park and at Longbridge. Existing employment will have been supported, whilst opportunities for entrepreneurship, diversification and innovation will have been encouraged. Diversification of sustainable rural enterprises will also have been encouraged, helping to improve prosperity in both Bromsgrove Town Centre and the rural areas.

Section 5 - Strategic Objectives

SO5 Provide support and encouragement for economic growth of existing and new businesses for example,

in knowledge based industries and high tech manufacturing, whilst also supporting farming and rural diversification and investing in lifelong education and learning skills

Section 8 - Policies

BDP 1.1 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

BDP 1.2 Planning applications that accord with the policies in this District Plan and where relevant, with policies in neighbourhood plans will be approved without delay, unless material considerations indicate otherwise.

BDP1.3 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b) Specific policies in that Framework indicate that development should be restricted as stated in footnote 9 of paragraph 14 of the NPPF. For example, those policies relating to sites designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, designated Heritage Assets and locations at risk of flooding.

BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:

- a) Accessibility to public transport options and the ability of the local and strategic road networks to accommodate additional traffic; - *The only public transport point is over 2 kilometres away but we do not believe that traffic generated from this site will be adversely affect by our proposal especially taking into account that members of the applicants family will not know have to leave the site to go to work*
- b) Any implications for air quality in the District and proposed mitigation measures; *We do not believe the proposal will have any significant impact on air quality*
- c) The cumulative impacts on infrastructure provision; *We do not believe that any additional infrastructure provision is required as a result of our proposals*
- d) The quality of the natural environment including any potential impact on biodiversity, water quality, geodiversity, landscape and the provision of/and links to green infrastructure (GI) networks *We do not believe the proposal will have any significant impact any of these items*
- e) Compatibility with adjoining uses and the impact on residential amenity; *We believe the only resident impacted is the applicant and he is already taking steps to ensure that this is not an issue*
- f) The impact on visual amenity; *We do not believe the proposal will have any significant impact visual amenity*
- g) The causes and impacts of climate change i.e. the energy, waste and water hierarchies, flood risk and future proofing; *Animals use of the building poses an equal if not greater threat to the ozone layer, There is no increased risk of Flooding and the present energy and drainage provisions are adequate for the initial phase shown in the application*
- h) The provision of communication technology infrastructure to allow for future technological enhancements e.g. fibre optic ducting; *There is already a high speed internet connection in the former garage building immediately adjacent to the site*
- i) The impact on the historic environment and the significance of Heritage Assets and their setting; **NOT APPLICABLE**
- j) Financial viability and the economic benefits for the District, such as new homes and jobs. *New employment opportunities will be created by this proposal*

BDP 3 - Future Housing and Employment Growth

We are aware the the Local Authority is in the process of reviewing its future growth needs but we could not find any data confirming how the actual growth has performed in the first 10 years of the plan compared to the forecasted needs in the adopted plan

BDP 4 - Green Belt

Paragraph 8.24 States The “*NPPF states that the extension or alteration of a building in the Green Belt is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.*”

Paragraph 8.26 States “As there are huge variations in terms of the size for non-residential buildings in the Green Belt across the District it is considered inappropriate to impose a percentage threshold on proportionate extensions. To ensure the openness and the purposes of including the land in Green Belt are maintained, all relevant proposals will be determined on their own merits to reflect what is considered to be proportionate in that particular instance. Issues that may be considered are the openness and the purposes of including the land in Green Belt, highway safety, visual amenities or environmental character resulting from additional traffic, parking facilities, provision of necessary services and amenity of nearby occupiers.”

BDP4.4 The development of new buildings in the Green Belt is considered to be inappropriate, except in the following circumstances:

- a) Buildings for agriculture and forestry;
- b) Appropriate facilities for outdoor sport and outdoor recreation, for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- c) Extensions to existing residential dwellings up to a maximum of 40% increase of the original dwelling or increases up to a maximum total floor space of 140m² ('original' dwelling plus extension(s)) provided that this scale of development has no adverse impact on the openness of the Green Belt;
- d) **Proportionate extensions to non-residential buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt. Proposals that can demonstrate significant benefits to the local economy and/or community will be considered favourably ;**

Extracts from the Current NPPF

We believe that the following guidance given in the NPPF supports our proposal

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

- **c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**

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:

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

Local Planning Validation Requirements

In addition to the Planning Policy Criteria noted above Bromsgrove Council local Validation criteria stipulate the requirement to supply various information where relevant

<i>Affordable Housing Statement</i>	NOT APPLICABLE
<i>Agricultural Dwelling Justification</i>	NOT APPLICABLE
<i>Air Quality Assessment</i>	NOT APPLICABLE
<i>Archaeological evaluation report</i>	NOT APPLICABLE
<i>Daylight/sunlight assessment</i>	NOT APPLICABLE
<i>Drainage/Sewerage Assessment</i> -	See Later Notes on Drainage
<i>Ecological Assessment</i>	See Later Notes on Ecology
<i>Economic Statement</i>	NOT APPLICABLE
<i>Environmental Impact Assessment</i>	NOT APPLICABLE
<i>Flood Risk Assessment</i>	NOT APPLICABLE
<i>Heritage Statement</i>	NOT APPLICABLE
<i>Land Contamination Assessment</i>	NOT APPLICABLE
<i>Landscape Impact Assessment</i>	NOT APPLICABLE
<i>Landscape Scheme</i>	NOT APPLICABLE
<i>Lighting Impact Assessment</i>	See Later Notes on Lighting
<i>Noise Impact assessment</i>	NOT APPLICABLE

Non-mains Sewerage – **See Later Notes on Drainage**

Open Space/Recreational Needs Assessment NOT APPLICABLE

Plans, Photographs and Montages

Planning Obligation Agreement Heads of Terms NOT APPLICABLE

Planning Statement **Provided**

Retail Impact Assessment **NOT APPLICABLE**

Site Waste Management **See Later Notes on Refuse**

Statement of Community Involvement NOT APPLICABLE

Structural Survey **(see the attached Structural Engineers Letter)**

Topographical survey (not required as there is no change in ground levels)

Transport Assessment (not required as total office space is under 1000 sq m)

Travel Plan **(not required as total office space is under 1000 sq m)**

Tree Surveys and Proposals **NOT APPLICABLE**

Utilities Statement **(See later notes on Utilities)**

Ventilation/Fume Extraction Details **NOT APPLICABLE**

Site Description and Context

The existing Stables building was constructed in 2004 to house racehorses but it ceased to have any equestrian use in 2007. It has since remained virtually empty, being used for general storage in connection with the Kelly families adjacent agricultural land holdings.

The Kelly family had their present home adjacent to this site at Woodlands Farm built in 2008

The present site has now been transferred into the Kelly families privately owned company, Lansdowne Group Holdings Limited and it is their wish to convert this building into offices for its own and other associated office user

This application is for the initial proposed phase to convert the large central area at the end of the courtyard into its Group Headquarters. 4No members of the family are already actively involved in the company and this will create other employment opportunities .

The quality of the existing building is excellent , its perimeter walls are of a cavity construction and can easily be retro filled with insulation-to aid in achieving a modern energy efficient office building , and eminently suitable for conversion.

The present building is situated 37m to the North East of the Main House and 20.5m east from the existing bungalow . The initial phase of the development has no windows overlooking the bungalow or its garden. The other 3 sides of the existing overlook open fields

There is no view from any public road of the proposed area of roof alterations , it is therefore difficult to see how any perceived harm to the openness of the green belt can be justified.

Design Considerations

Our Client wants to make more of a feature of the lager central section by adapting the roof structure to form a new entrance feature and roof light to get good natural lighting in the proposed office space and create an impressive entrance to this new corporate headquarters.

The new offices are being formed with only minor changes to the existing structure, and we have generally utilised the existing door/window apertures and extended them to floor level in order to improve the level of daylight in the new offices. We are proposing a few additional glazed gables in the existing roof to increase the amount of natural light to the central areas

There is no natural gas available in the area, it is therefore expected that that a heat pump will be used for heating The building will be highly insulated to make it very energy efficient

Ecology

This relatively new building was well constructed in 2004, it provides no openings or recesses for Bats to access the roof voids and if the doors were left open the soffit of the trusses is fitted with a fine mesh. This was to ensure that no bats/ birds would gain entry to the roof voids and introduce potential diseases /infections to the very valuable racehorses the building was design to house . It is also fitted with ultrasonic pest repellant devices which would deter the presence of bats, we therefore believe that a Bat Survey is not required

As the proposal does not involve any ground works then there are no ecological surveys or assessments required

Drainage

There are no changes required to the storm water drainage and therefore the proposal does not represent any increased risk of flooding. Although there is foul drainage available for this first phase has it is envisaged that a new foul treat plant will be installed to serve the whole building at some later date.

Site Use

The present site use is related to the owners agricultural holdings which can involve plant and machinery noise around the building every day of the week . The proposed use will help protect the amenity of the nearby residential properties

The size and nature of the existing building does not lend itself to the needs of the pasture land around the site or the storage of hay produced from it. that is why it has been basically empty for a number of years

The Hard Paved areas adjacent to the building already provide sufficient parking for 41 vehicles. A new secure bicycle store will be created within the building envelope

The existing agricultural use does not involve the employment of any staff but the proposed office use will and it is anticipated that 10 people could be employed there within the next two years

Amount

The gross internal floor areas of the existing building is 905 sq m but its roof structure has been designed to take loadings for storage almost doubling the potential floor area. The internal area of the proposed offices is 282sq m total

Scale

The change in the roof over the central area at the end of the courtyard represents a very small change in the scale of the existing building The proposed scheme increases the overall building volume just over 3% percent and there is no overall increase in the building height

Appearance

This development has been designed to present a scheme which fits comfortably within the present setting mainly by just adding sufficient windows to gain a reasonable level of daylight within the new offices

Landscaping

We do not believe that any additional landscaping is required on the site. The Kelly family own all of the adjacent properties and have already planted hedges around the private gardens to the bungalow building and will be planting strategically located trees along the eastern boundary of their home to ensure their privacy. They also intend a major restructuring of their garden moving the main amenity area to the south of the existing house and have submitted a proposed lawful development application for a new summerhouse which will also aid the screening of their social amenity space from the proposed new offices

Access

The site is accessed by a gated private road that was built at the same time as the stables and approved by the Local authority at the time. . As there is no requirement for additional parking and the existing access has been safely used by a wide variety of vehicles including large articulated vehicles and farm vehicles since it was constructed we do not believe the access should represent any concerns for the Highways Authority

Refuse

A new refuse store has been created for the recycling of waste and a contract for its removal will be entered into with a licensed waste removal company

Utilities and Services

The existing building has an adequate water supply for the first phase of the development
The existing building has an adequate electricity supply for this first phase of the development/

If and when the remaining parts of the building are to change use then additional services can be laid from the main road in the soft ground adjacent to the private drive without disturbing any wild species or habitats

External Lighting

The Present building and hardstanding areas are already covered by security lighting and a camera surveillance system

Conclusions

We believe that our proposal meets the objectives set out in the current Local Development Plan and NPPF and should therefore be approved without delay

SITE CONTEXT PHOTOGRAPHS



View from the Road

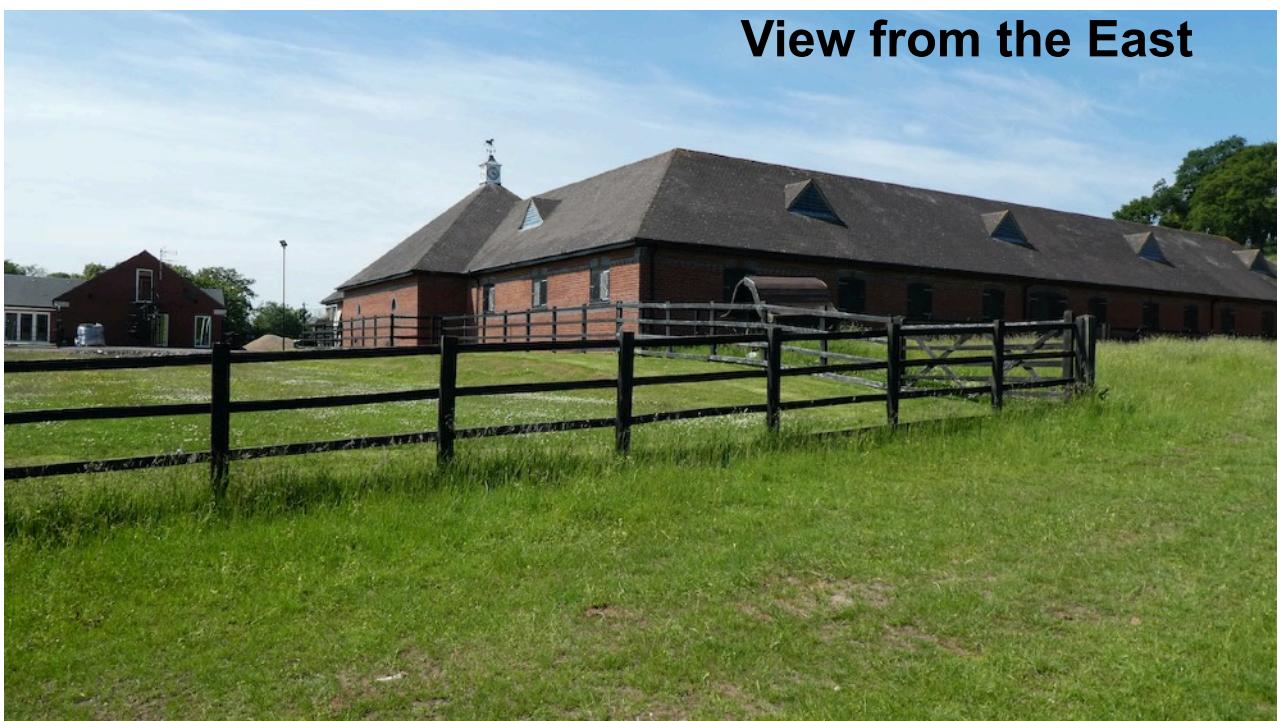


View from the South

View from the North



View from the East



View from the West



The Following are various Photos of the Interior and the showing the robust nature of the construction





