

## **Design & Access Statement.**

Church House,  
Clee St. Margaret,  
Craven Arms,  
Shropshire. SY7 9DT.

Conversion of traditional farm buildings into two residential dwellings & garage conversion to extend the adjoining farm house.

**Inklines Ltd.**

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## Introduction

Church house, Clee St. Margaret is a farm house with a traditional range of agricultural farm building attached & other portal frame buildings on the site. The site is identified as a listed building & the listing is further described in the accompanying Heritage impact statement.

The farm buildings are a range of traditional stone & timber buildings under pitched clay tiles. The dwelling is occupied by the applicant who has lived at this property for a number of years. The applicant is looking to establish planning permission for the conversion of the traditional farm buildings that adjoins the house as well as the conversion of the existing garage building into domestic accommodation for Church House. The range of buildings consist of three distinct buildings that 'wrap' around the existing public road & enclose the fold of the barns. The large two storey barn that is attached to the house will be converted into one three bedroom property & is currently used as a workshop & store for the house, attached to this is a storage building that will be converted into a second residential dwelling & on the end of this is another two storey building which at present is used as a ground floor garage & first floor annex to the house. This building will be annex accommodation for barn 2 & will have a permanent access from barn 2. The existing buildings are in very good condition with a lot of the required structural work already carried out. This includes plastered internal walls, existing rooflights fully insulated roofs & modern timber first floors. This modernisation works took place on these buildings approximately 15-20 years ago & this concentrated on the reconstruction of the centre storage building with traditional roof, weather boarding & traditional openings. Also the rebuilding & formation of the garage building again with a pitched clay tile roof, external stone steps & brick infill panels. All of the work carried out at that time was to a high standard & the external fenestration compliments the traditional vernacular of this particular area. The existing Building that adjoins the range of barns at present forms a garage & utility building for Church House. The proposal will be to convert the garage & utility building into a ground floor bedroom with en-suite & study space. This will be connected into the existing house. This part of the building is used by the house & will be retained by the dwelling as extended space. The existing house has its own septic tank system which will be retained, however the new barn conversions will require to be connected to a new package treatment plant (PTP). This will be located on agricultural land to the South of the site with ample room to allow for a soakaway system for the disposal of the treated water.

An application was submitted for the conversion of these barns in March of this year, however due to some opposition & comments made by the Planning officer the application was withdrawn. The first application was similar in that it asked for the conversion of two of the barns into dwellings. However the planning department stated that the barn on the south of the site was essentially rebuilt structure & did not regard this as a conversion of a traditional building. Therefore it has been proposed to convert the traditional building in between these building that was originally going to be used as storage. What was barn two will become an annex to the middle barn now barn two. The rest of the original application will stay the same.

## Proposed Layout

The Site Plan shows the application area edged in red.

Barn 1 is attached to Church farm house & forms a large two storey building. The proposal will be to convert this building into a separate dwelling with a new central stairs to access the first floor which will have three bedrooms & bathroom. The living spaces are ample & will require little intervention on the ground floor. New inserted partition walls on the first floor will divide the rooms on the first floor. The existing trusses will be retained & the existing opening will be re-used to give enough light & ventilation to these rooms. It is intended to make one new opening on the North elevation to gain additional light. The external opening will have timber shutters pinned against the stone walls. The existing ventilation slits will be retained & these are already fitted with timber frames & glazing. The roof construction is in clay tiles & has been insulated with vaulted ceiling & has been plastered. The roof has conservation rooflights installed & these will be retained.

Barn 2 is a general store building & is to be converted into a separate dwelling. The main alteration to this building will be the insertion of new partition walls to divide the living spaces & the new part first floor to give an additional first floor bedroom & bathroom. The existing door & window openings will be retained & used to give natural light & ventilation. The traditional roof trusses will remain in place & not have any alteration. The existing garage building which was constructed sympathetically & to a high standard will become an annex to barn two. The main alteration to this building will be the removal of the garage doors. The treatment will be to infill this opening with new windows & brick infill panels. New conservation rooflights to be installed on the East elevation. The ground floor will be altered into two bedrooms with en-suite bathrooms with a new internal stairs that will access the first floor open plan living area. The external stone steps will be retained, as will the existing exposed timber frame & infill brick panels. To allow for more privacy the external steps will have a timber frame storm porch created & screen panel fixed in place from the top step towards the east elevation.

The existing vehicular access will be maintained to provide access to the site for the barn conversions. As can be seen the 'fold' of the barn can accommodate all the parking needs required for the two conversions & this space will be amenity space for the two barns. It is not intended to divide this space by using fences etc but maintain the space open. Apart from a 'light' division of barns one & two by using a mix of trellis, pergola, planting & a low stone wall to ensure that each unit has a degree of privacy & each to have their own timber deck area & raised planter immediately outside.

Alterations to the barns have been kept to a minimum to respect the historic character, but some changes are necessary in order to achieve a reasonable amount of natural light within the buildings. This is particularly important when you consider the thickness of the existing stone walls. The proposal put forward has keep the number of new openings to a minimum.

A structural report is included within the application which details the works required.

## **Ecology**

Star ecology were engaged to provide ecology advice. Survey work was carried out & reports produced the full report is within the detailed Planning application, which gives full mitigation for the bats & owls on the site. A separate report is also included in connection with the pond that is to the South west of the site. This gives information of the possibility of great crested newts at this site.

## **Planning Policy**

The proposed development is consistent with adopted Shropshire SAMDev policy. Preservation of these historic buildings can only be achieved practically by allowing another suitable use which warrants a conversion cost. The traditional buildings themselves are no longer of any agricultural use. In determining this application, the following national planning policy documents are considered relevant:

CS1, CS3, CS4, CS5, CS11, MD7a

CS5: Countryside and Green Belt New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

- The conversion or replacement of suitably located buildings for small scale economic development / employment generating use;
- Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. Proposals for conversions will be considered with regard to the principles of PPS4, giving equal priority to the following uses: - small scale economic development/employment generating use, including live-work proposals and tourism uses; -

The National Planning Policy Framework (NPPF) defines heritage assets as buildings that should be retained in any Planning proposal this is further supported by the Councils own supplementary Planning document.

## **Vehicular Access.**

The intension is to use the existing vehicular access for the barn conversions. This access is detailed on the plans & will be improved in the Southern direction. It is intended to remove the existing hedge to allow greater visibility in this direction. The site benefits from an existing hedge which will create the boundary. Due to the bend within the road it is difficult to improve the access in the opposite direction. However it should be noted that cars have to reduce their speed at this point as it's a 90 degree bend & they are leaving this village. It should also be noted that this existing access has been used by large farm machinery & this has now stopped as the site is no longer a working farm. The applicant is also not aware of any accidents at this point since he has lived at the property.

## Proposed Number of Units

The plans are to convert the existing buildings on the site into an annex to the main house & 2 residential units;

<b>Barn.</b>	<b>Use.</b>	<b>Size.</b>
Barn 1	3 bedrooms across two floors.	152 Sq.m.
Barn 2	2 bedrooms across two floors.	96 Sq.m.
Annex	1 bedroom across two floors.	102 Sq.m.
Garage conversion	bedroom on ground floor.	36 Sq.m.

## General Design Principles

When preparing this application general principles were adopted using 'Historic England-Adapting traditional farm buildings'. The site is typical of a traditional farmstead within this area of the County. Much of the works are complete & have been carried out sensitively. The sub-division of the buildings has been considered & the proposal will not compromise the original setting of the buildings. Landscaping works are not required in this instance, parking & amenity areas are kept to a minimum. The traditional materials have been retained.

## Structural Report.

General comment on the whole of the development of Rockhill Barns:

The buildings have been extensively renovated some 15-20 years ago and lend themselves to conversion without major reconstruction.

It can be seen that the buildings have no structural issues all the walls, roofs & floors & barns are in good order.

In general Barn 1 had the following work carried out:

- Installation of one opening in existing stone work.
- New doors & windows to be built into the existing openings.
- Installation of partition walls.
- Installation of new stairs & removal of the existing.
- Additional floor installation, damp proof work & insulation.
- Installation of drainage works & connection to PTP.

In general Barn 2 had the following work carried out:

- New doors & windows to be built into the existing openings.
- Installation of partition walls.
- Installation of new stairs.
- Installation of new timber first floor (part).
- Additional floor installation, damp proof work & insulation.
- Installation of drainage works & connection to PTP.

Annex.

- New doors & windows to be built into the existing openings.
- Installation of partition walls.
- Installation of new stairs.
- Installation of drainage works & connection to PTP.

Garage conversion.

- Repair to the existing door & windows.
- Installation on new window & door frame into garage door opening.
- Installation of partition walls.
- Additional floor installation, damp proof work & insulation.
- Installation of drainage works to connect to the existing house system.

The proposed conversion of the buildings can be carried out without any need to rebuild, strengthen or alter the existing. All the main roof timbers & floor timbers are sufficient to carry the existing load & will not require any amendment.

**Images.**



South elevation of Barn 1.



West elevation of annex.



South gable of annex.



East road elevation of annex.





Elevation of proposed garage conversion.



Garage doors to be replaced.



Internal image of trusses in first floor of barn 1.



Internal view of ground floor of barn 1.



External view of barn 2.



Internal view of barn 2.