

# D&A Statement

Luggs Farm Phase 3

Reference: 2119-VAL-XX-XX-RP-A-0001



Client:

**Mrs Knott**

Project:

**Luggs Farm Phase 3**

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# Introduction

## 1. Introduction

This Statement has been prepared by View Architects on behalf of Mrs Knott in support a prior notification for a change of use of an agricultural barn to class E offices under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015.

This application includes information to support the prior notification along with details of additional works which will be undertaken as permitted development to facilitate this conversion.

This statement has been prepared using Department for Levelling Up, Housing and Communities guidance on Design and Access Statements accompanying planning applications.

The statement should be read in conjunction with the drawings, reports and statements forming part of the planning application.

### 1.1. Design Brief

The proposed building will provide several small artistic studios with shared ancillary accommodation to support local business and develop a creative community cluster. The barn will look to accommodate:

- 4 two person artistic / office spaces;
- 1 five person artistic / office space;
- Shared welfare facilities including shower facilities for cyclists;
- Shared meeting room;
- Cycle and car parking facilities.

# Design Proposals

## 2. Design Proposals

### 2.1. Use

The existing site comprises of a detached farmhouse and associated studio along with several agricultural buildings. It was established through a site meeting with the planning authority (reference no:2017/0755/WIG) back in October 2017 that the existing agricultural buildings retained their agricultural use even though the site no longer formed part of an agricultural holding. This application applies to change the relevant buildings from the existing agricultural use class to flexible class E.

### 2.2. Development Areas

The existing site contains four barns and a detached farmhouse. The planning application is concerned with the development of barn 2 which has a gross external footprint of 188m<sup>2</sup> and gross internal area of 237 m<sup>2</sup>. The proposal will require reconstruction of a structurally unsound section of the first floor (GIA of 38m<sup>2</sup>) and the demolition of the existing rear lean-to extension (GIA 22m<sup>2</sup>) and replacement with a free-standing canopy. A new bin store will be constructed between the existing barn and biomass (GIA 9 m<sup>2</sup>)

### 2.3. Site Layout

The site is a rural location in open countryside to the north of Sharpness and less than 400m from the Gloucester and Sharpness Canal. The site comprises of a former farmhouse and outbuildings surrounded by agricultural land. A larger residential development is situated to the south-west. Access to the site is via the old farm yard which also provides access to the other outbuildings and farmhouse.

### 2.4. Existing Buildings

Existing buildings within the curtilage of Luggs Farm comprises of the farmhouse redeveloped in 2015 (S.15/0115/CPL), two open sided barns (3 & 4), a long barn (1) converted for ancillary residential use in 2018 (ref: S.18/1695/FUL) and a two-storey barn (2) to which this application applies.

A structural appraisal was undertaken to establish feasibility of conversion of barn 2 and except for the first floor of the western extension (which will need to be reconstructed) the barn was suitably sound for conversion.

### 2.5. Scale

The existing building will be retained and therefore the scale of the scheme will not be changed. The existing ridge is approximately 7.7m and eaves 4.2. The ridge line of the western extension is approximately 400mm lower than the ridge of the original building.

### 2.6. Landscaping

There is limited landscaping within the development boundary with access provided by the original concrete yard finish and some overgrown areas to the west comprising of a mix of broken concrete, compacted gravel and compacted earth which will become an area for parking.

As part of the development existing grass will be cleared and a surface prepared to ensure all weather access to the parking. Between the existing field and the proposed parking, a planted boundary will be retained.

# Design Proposals

## 2.7. Appearance

The development includes the refurbishment of the existing barn providing maintenance and repairs together with alterations to allow the redevelopment of the space. The proposal seeks to retain much of the external character along however the western extension will require reconstruction.

The original barn is constructed from rubble stone walling with brick arches to the front, stone gable and parapet to the west, brick gables and parapets to the east and brick walls built off of a low level stone wall to the north. The western extension has two carports to the front with timber cladding to the first floor. To the rear and side there is rubble stone walls up to the first floor with brickwork above. To the east is a lean to rendered block extension housing a biomass boiler serving the house. The roofs are a mixture of red clay pantiles and double romans.

Typically, the timber windows will be retained however existing double height entrance will be opened up and replaced with glazing. New roof windows will be installed to the rear elevation to help light levels to the first-floor studio spaces.

## 2.8. Parking

The proposal is to provide parking for the new unit adjacent to the building. Six parking spaces will be provided alongside two visitor spaces, a disabled space, and a delivery / drop-off area. This will exceed the one space per 35 m<sup>2</sup> outlined in the local plan. In addition to the car parking, covered cycle storage will be provided for five bikes exceeding the one space per 166 m<sup>2</sup>.

Car parking will be constructed with accessible levels between the disabled parking bay and main entrance.

## 2.9. Flood Risk

The site is not subject to flooding and falls outside of flood zones 2 and 3 therefore no flood risk assessments are deemed necessary.

## 2.10. Contamination

Although the site has been used for agriculture the barn has not been used for the storage of chemicals, fertilisers or other potential contaminants. Prior to the construction of the barn the site was used as open farmland with no evidence from historic maps that the site was used for other industrial, or mining procedures associated with likely contamination of the site.

A topographical survey of the site was undertaken which indicates that the levels are consistent with a very gentle fall across the site in a northerly direction. We can therefore suggest that the likelihood of made ground is very low.

The area is susceptible to high levels of radon so appropriate protection measures will be installed based on

# Access

a radon assessment to be completed prior to technical design. A management asbestos survey has been undertaken and there are no ACMs present. Before starting work a full refurbishment and demolition survey will be undertaken and any ACMs will be appropriately removed as part of the proposed works.

## 2.11. Noise

A walkover assessment of external noise sources within the local vicinity was undertaken with the following potential sources considered:

- Adjacent barns and residential premises;
- Adjacent arable and pastoral land;
- Proximity to the access road.

The adjacent barns and residential properties are in the same ownership and the office space will be used by the owners of the residential property. Its proposed use for as artistic studios is not deemed to impact the residential occupant's enjoyment of their amenity space. The road and farm and could provide moments of disturbance during the passing of agricultural vehicles, however it was not considered this would impact the proposed use of the office. It was therefore deemed that no further acoustic assessment was warranted.

## 3. Access

The client is committed to providing equal access to all potential users. Care will also be taken to follow the guidelines of BS8300-2:2018 (Design of an accessible and inclusive built environment – Buildings. Code of practice) and the Equality Act 2010 to ensure the needs of all potential building users are considered.

- Accessible parking spaces will be located within 20m of the main entrance with solid non-slip surfaces to the entrance;
- New footways linking the building to the existing site will minimize steps and ramps in favor of shallow gradient slopes;
- Pathways will be a minimum width of 1.5m with passing places if required;
- Entrances and escape doors serving the proposed building will be provided with level thresholds;
- Internal doorways will exceed 750mm clear width;
- Accessible toilet facilities will be provided on the principal entrance floor;
- Accessible tea making facilities will be provided on the principal entrance floor.

Vehicular access to the site will be via the existing crossover. The shared entrance space will also provide vehicle turning and manoeuvring space for all buildings. The apron connected to the crossover is currently constructed of concrete and will be retained as such. Visibility spays from the site are limited, but vehicular movements will not be increased beyond the existing use, it is therefore considered to be acceptable.

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