

Design & Access Statement

Tilham Farm Barn B at Baltonsborough, Glastonbury, BA6 8QA

Under Class Q of the permitted development order

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Introduction

The purpose of this Design and Access Statement is to assist in obtaining Class Q consent to convert Tilham Farm Barn B into four habitable dwellings. In August 2021 consent was one dwelling under class Q for a steel frame agricultural building. This application relates to a separate barn in close proximity to the consented barn for an additional four dwellings under Class Q.



Site

Land use and existing building

Tilham Farm Barn B is a steel framed agricultural barn on the outskirts of Baltonsborough approximately 6 miles away South East from Glastonbury. The barn is in close proximity to the consented class Q barn that for clarity we have called barn A as well as a large residential dwelling to the west of the site.

The existing building consists of block work and timber walls and a corrugated roof.

Below is an image of the existing barn, along with the two sections of the barn that will remain, with the unhighlighted section to be removed.



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Proposed Building

Relevant context

Guidelines released in 2015 set out that the permitted development rights assume that the agricultural building is capable of functioning as a dwelling and recognises that some building operations affecting the external appearance of the building should be permitted. It allows for the *“installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations.”*

Transport & Highways

The permitted development rights do not apply a test of sustainability of location. Vehicle access to the site is currently provided via the entrance to the adjacent dwelling directly off Tilham Lane and also from the South of the site via a direct access from Ham street. Visibility is good in both directions. Two Parking spaces, 8 in total are provided in accordance with Somerset County Council Parking Standards. Access to the proposed dwellings would be off Ham street.

Noise & Contamination

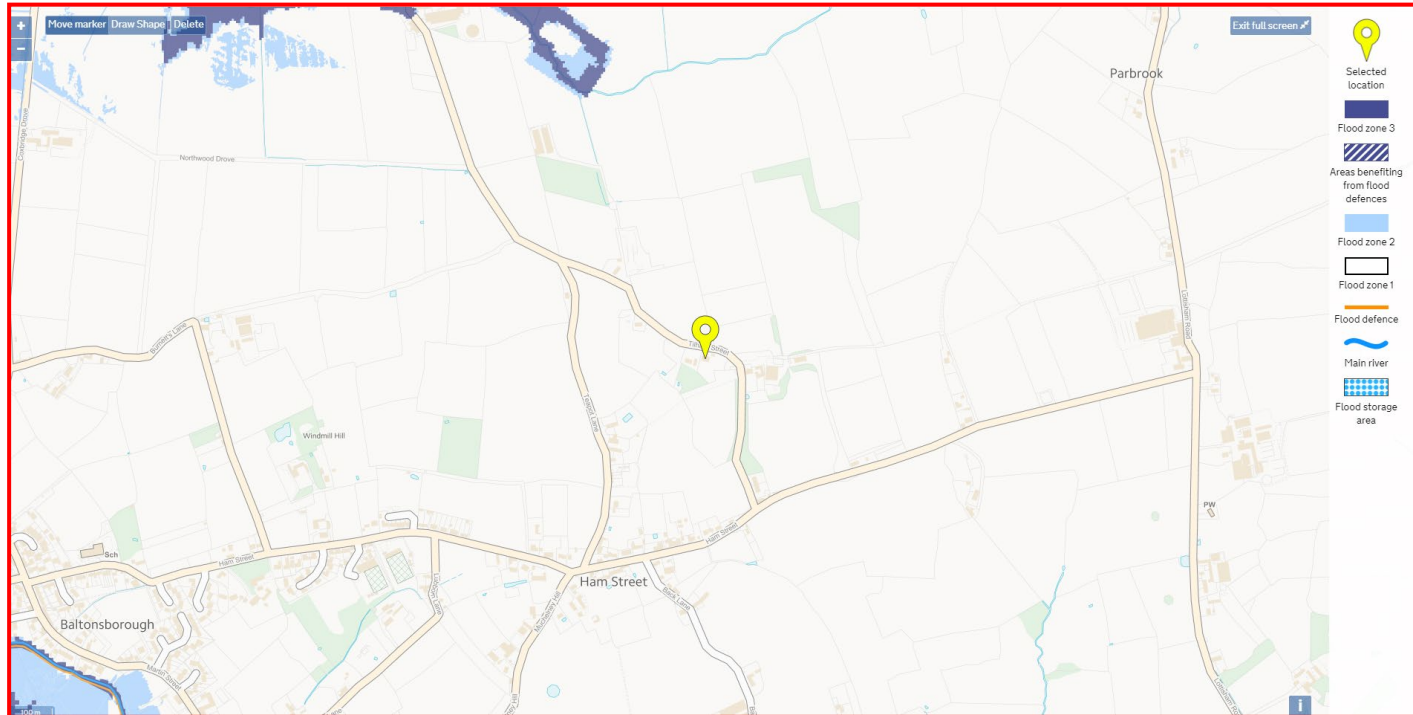
There will not be any noise or contamination issues as a result of the development. The remaining buildings are considered to be sufficiently separated to avoid harm to the residential amenity of future occupiers. The existing agricultural use would be considered more harmful than the change of use to residential.

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Flood

The site is located within Flood Zone 1 and therefore has a very low risk of flooding.



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Siting

The proposed dwellings will retain the same volume, and of what will remain, the same form as the existing barn and therefore not have any negative material impact on the landscape, nor the public view from the road.

Existing openings will be utilised where possible on the East and West elevation of Unit 2, while the remaining elevations are left with stylistically sensitive openings, so as to not impact the appearance of the barn.

Use

The existing use will be changed from agricultural use to four single-storey units, each containing, one-bedroom residential dwellings as permitted under the Class Q permitted development rights.

Design & Appearance

The proposed dwellings utilise the North and South sections of the existing barn as shown on the drawings. This has been designed alongside a structural engineer to ensure no additional structural work will be required to conduct the work

The proposal retains the external materiality of the building, proposing only to clean and maintain the existing blockwork steel structure and the timber cladding on the north and west elevation. The corrugated sheet cladding to the roof will be re-painted to ensure longevity and the eastern concrete wall removed due to not holding any structural value. The gates previously used for entry and separation for farm animals will also be removed, as well as the internal partition walls that separates the proposed Unit B from the existing central main barn space.

Window and door openings are, when possible, in place of existing openings or designed to present agriculturally scaled apertures that maximise views and daylight whilst enhancing the original barn aesthetic. This light-touch approach remains faithful to the rural vernacular of the existing agricultural buildings whilst enabling the successful conversion into a dwelling.

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Amount

There will be a total of four 'small' 1-bedroom dwellings, with a GIA of 84m² meters² each. An open courtyard parking area has been provided which uses the site of the removed central barn space. Two parking spaces are provided to accommodate each residence. The amenity and parking curtilage of the proposed dwelling is no greater in size than the footprint of the existing barn.

Layout

The layout resides within the footprint of the existing building and will utilise the site of the removed main barn space to be used as a central driveway and gardens within the proposed open courtyard. Branching off, an entrance is provided to each individual dwelling. Through a boot room and into the open kitchen/dining, and living space, and to an access hall allowing access to the Master Bedroom and a Bathroom at the end, with a dressing room and en-suite.

Scale

The proposals will remain within the existing external dimensions as required under permitted development for Class Q. The height of the proposed barn will be reduced.

Sustainability

The barn will be converted to a high standard of construction providing a high-quality dwelling which has minimal running costs and reliance on fossil fuels. Whilst keeping the existing structure, the walls will be internally insulated to meet building regulation approval. The floor layout allows living spaces to maximise natural light and natural ventilation.

A phosphate mitigation strategy is provided for demonstration only as this is not a prior approval matter it does not require the Council's approval at this stage and is not a reason to withhold Class Q approval. Although commencement of development cannot lawfully take place until a separate application under the Habitat Regs is approved.

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Provision of natural light

All habitable rooms are provided with adequate natural light. Windows are provided to all bedrooms, bathrooms, kitchen and living space.

Structure

A structural engineer has been appointed to provide an assessment of the existing structure and suggested a structural strategy (see Structural Report by Beveridge Chartered Structural Engineers submitted as part of this application).

The conversion will involve the removal of the central barn space, leaving the two independent structures which will contain the dwellings.

The structure will be retained, and the building will be insulated internally. This structural strategy has approved by the appointed engineer and proposal is shown on the plans and elevations submitted as part of this application. As the building is only single storey, no additional structure is required to enable the change of use. The conversion will require the installation of windows and doors to provide adequate levels of light into the dwelling. These measures are deemed as reasonably necessary to enable the building to function as a dwelling and allow the building to be fully compliant with current building regulations, provide comfortable living environment and minimise the running costs for the occupiers.

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Planning Policy

The development does not fall into any of the exclusions from Class Q as noted in the General Permitted Development Order (2015) as follows:

- (a) The existing building has been in continuous agricultural use since it was built, before 20th March 2013.
- (b) The floor space of the dwellinghouse created under the development is 120 m². Only one dwellinghouse will be created.
- (c) No other dwellinghouses have been developed under Class Q within this agricultural unit
- (d) The development (together with any previous development under Class Q) will not result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3.
- (e) The site is not occupied under an agricultural tenancy
- (f) No agricultural tenancy over the site has been terminated within the last year
- (g) No development under Class Q (a) or (b) has been carried out on the established agricultural unit
- (h) The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (i) The development under Class Q(b) will not consist of building operations other than—
the installation or replacement of: windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
- (j) The site is not on article 2(3) land;
- (k) The site is not, and does not form part of: a site of special scientific interest; a safety hazard area or; a military explosives storage area
- (l) The site is not, and does not contain, a scheduled monument

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(m) The building is not a listed building.

Relevant planning appeal decision

1. Application reference 2021/1398/PAA

Tilham Farm Tilham Lane Baltonsborough Glastonbury Somerset BA6 8QA

2. Appeal Ref: APP/Q3305/W/20/3258069.

Barn to North West of May Cottage, East Woodlands Road, Frome, Somerset BA11 5LY

The application was approved at appeal, on the basis that the works did not amount to conversion. Relevant paragraphs with discussion of the works required are quoted below:

“7. The proposal would essentially see a new internal secondary structural frame to support the ceiling and stud walls. This framework would be largely independent from the existing roof. Whilst these are new structural elements, they are essentially internal works and would not replace the existing barn structure. The Structural Survey report states that the existing primary structure is generally adequate to support the loads of the external works, as long as the cladding would be like-for-like in terms of weight. The appellant acknowledges this and has stated they are seeking to use a lightweight metal for the roof. As such, I see no reason to conclude that the existing structural frame of the barn and lean-to cannot continue to support the external cladding of the walls and roofs following the conversion.

*8. The extent of works needed to convert the barn to two dwellings would be significant, but this is not unusual for this type of development. In this case, it is my judgement that the extent of the proposed works would not be so substantial as to constitute a rebuild rather than a conversion. I also would regard the works as reasonably necessary for the conversion. As this case has been raised by the parties, I confirm that in coming to this view, I have been mindful of the High Court Judgement in the case of *Hibbitt v SSCLG (2016)*.”*

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Conclusion

The site is not at risk from flooding, contamination or noise impacts, and its easily accessible location from an existing public highway means that there will be no further impact upon highways safety or transport. The design and external appearance of the proposed dwelling will be sympathetic to the surrounding environment and result in amenable living conditions for any future residents. The existing barn is sufficient to support the proposed change of use measures including insulation.

The proposals therefore meet the criteria set out in the Class Q of the General Permitted Development Order and prior approval should be granted.

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