

## **Design and Access Statement**

**21-2123**

For

**Part demolition, alterations, extensions and  
conversion of barns to form 3 dwellings and an annexe**

At

**Laddus Farm  
March River Side  
Upwell  
Cambridgeshire  
PE14 9AT**

Client

**Mr P West**

To be read in conjunction with  
Plans P-21-2123-1 to P-21-2123-9

24<sup>th</sup> October 2022

**Introduction**

The design and access statement supports the full planning application for the part demolition, alterations, conversion and extension of a barn complex to form 3 separate dwellings, and an annexe at Laddus Farm, March River Side, Upwell.

The aim of the design and access statement is to outline the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the District Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

Planning permission your reference F/YR20/0863/F was recently granted for the conversion of part of the barn to a 2-bedroom annexe. This latest proposal involves the use of part of the floor space previously approved and sees the annexe reduced to a one bedroom unit.

**The Site**

The site of the development is at Laddus Farm, March River Side, Upwell. The barns to be converted are part of a larger complex of barns, and outbuildings, a number of which are utilized by the main farm house, and would remain as such.

The barns are no longer suitable for modern farming, and a large timber framed section will be demolished to enable the conversion.



Barn 1 to be converted

Project Reference	21-2123-A
Date	24 <sup>th</sup> October 2022
Client	Mr West
Document Title	Design and Access Statement





Barn 1 section to be converted to an annexe as seen from clients drive



Barn 2 to be converted and extended



Section of barn to be demolished

Although the site is remote from the main settlement of Upwell, it is within a small hamlet of residential properties, with dwelling houses on both sides of the site

### **Use**

The current use of the buildings is part agricultural barns and part uses as a domestic type outbuilding.

A section of the building has already been granted planning permission for its conversion to a 2 bedroom residential annexe.

The proposal is to convert the buildings to 3 separate dwellings and a slightly smaller one bedroom annexe.

The Fenland District Council Local Plan Policy LP12 part B states that the re-use and conversion of rural buildings to residential will be supported if the property is seen as architecturally significant. The elements of the barns to be converted consist of brick walls, with a tiled and slated roof which are worth retaining as an example of traditional Fenland agricultural building styles.

Policy LP12 Part B also states that conversion will be supported if the barn is no longer of use for agriculture or business. The building is of a scale that makes it unsuited to modern agricultural or other business use and is therefore now only used in part for storage.

Policy LP12 Part B also requires minimal alteration to the building and that it is structurally sound. The plans submitted with this application demonstrate how the property can be converted with minimal alteration to the existing structure aside from necessary openings and raising the roof level, and the report confirms that the property is structurally sound to enable conversion.

Planning permission your reference F/YR20/0863/F was recently granted for the conversion of part of the barn to a 2-bed annexe, and this latest proposal involves the use of part of the floor space previously approved for residential purposes.

## **Amount**

The proposal is for the formation of 3 dwelling houses, and an annexe.

Two of the barns will be one bedroom units having an internal floor area of around 53m<sup>2</sup>. While the third barn will be around 100m<sup>2</sup> and has 2 bedrooms.

The annexe also contains one bedroom and has a floor area of around 72m<sup>2</sup>.

## **Layout**

The proposed site layout is shown on plan P-21-2123-5 submitted with the application, which shows the three dwellings set around a courtyard. Access to the annexe would be via the existing driveway to Laddus Farm.

Each dwelling has its own parking area and amenity space, there is then a shared element within the centre of the courtyard.

The proposed floor plans of the two smaller units and the annexe is shown on plan P-21-2123-6. This shows an open plan kitchen, dining and living area, with a separate bedroom and shower room to the dwellings, while the annexe has a lounge/diner, a small kitchenette, and a bedroom and shower room.

The proposed floor plan of the larger unit is shown on plan P-21-2123-7 which has an open plan kitchen, dining area and lounge, then has two extensions to provide a bedroom, bathroom and utility in one, and a second bedroom with shower room in the second.

## **Scale**

As the proposal involves the removal of a large timber framed and asbestos clad section of the barn complex, the scale of the buildings will be greatly reduced.

Project Reference	21-2123-A
Date	24 <sup>th</sup> October 2022
Client	Mr West
Document Title	Design and Access Statement



Two small extensions are to be provided to the rear section, which are of a scale to match those elements remaining.

## **Landscaping**

The immediate area around the barns and within the centre courtyard will be adapted to create amenity space, a shared landscapes area, and a parking area for each property.

Currently there are no trees or hedgerows on site which would be affected by any development works.

A new close post and rail fence would be erected at the rear of the site to separate it from the farm land.

## **Appearance and Materials**

The removal of the timber framed and asbestos clad element will greatly improve the appearance of the site.

The appearance of the remaining sections of the property will be relatively unchanged other than raising the level of the roof to allow for a first floor to be included.

Necessary alterations will be made to amend the structure to allow for openings such as doors and windows, and two extensions are proposed, with the intention to retain the former agricultural appearance.

The new extensions and infill to the open fronted section are to be built with re-claimed bricks to match the existing. While the rear section of the barn, built with a more common brick is to be clad with stained timber boarding.

The roofs will be re-tiled with red clay pantiles to match the existing.

## **Access**

Access to the site will be as existing.

## **Flood Risk**

The site is within flood zone 3, refer to separate Flood Risk Assessment by Ellingham Consulting.

**Biodiversity and Ecology**

Refer to Wild Frontier Ecology report.

Project Reference 21-2123-A  
Date 24<sup>th</sup> October 2022  
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