

## Planning Statement

**Site Address:** Rectory Farm Barns, Landbeach, CB25 9FQ

**Description of Development:** Change of use from offices (Class E) to Residential dwellings (Class C3)

**Applicant Name:** Mr Charles Quail

**Agent Name:** Chirag Desai. (Chirag Desai Architects)

### Introduction

This report has been presented as part of a planning application to seek permission to convert two existing office building units into residential dwellings. The current site, consisting of two separate black timber clad barns have previously been granted permission for use as commercial/office units. The proposed conversion of the existing buildings is planned within the size and volume of the existing site with only the internal layout rearranged to create suitable living accommodation.

The proposed layout for Unit 1 (please refer to site plan below) accommodates a 3-bedroom dwelling with kitchen, dining, living space and shower/toilet facilities. This unit has already been completed as an office unit and has a building regulation completion certificate.

Unit 2 - A two storey building, (in the process of being renovated to offices/workstations) seeks to convert the existing barn into a 5-bedroom dwelling with kitchen, living and shower/toilet facilities to provide spacious living conditions for its occupants. An internal staircase provides access to first floor spaces in the barn with conservation type rooflights to the existing slate roof allowing light to enter the bedroom spaces across the barn.

### Site Location

The site, currently situated outside of the small village of Landbeach, forms part of South Cambridgeshire district within the green belt and countryside. The site consists of several barns of different architectural typologies, a storage building and a gravel yard. A double storey High Barn and single storey annex currently occupies the eastern portion of the land. Both barns are residential dwellings. The site also offers ample parking and outdoor spaces with access to the site provided by an access road leading to Akeman Street.

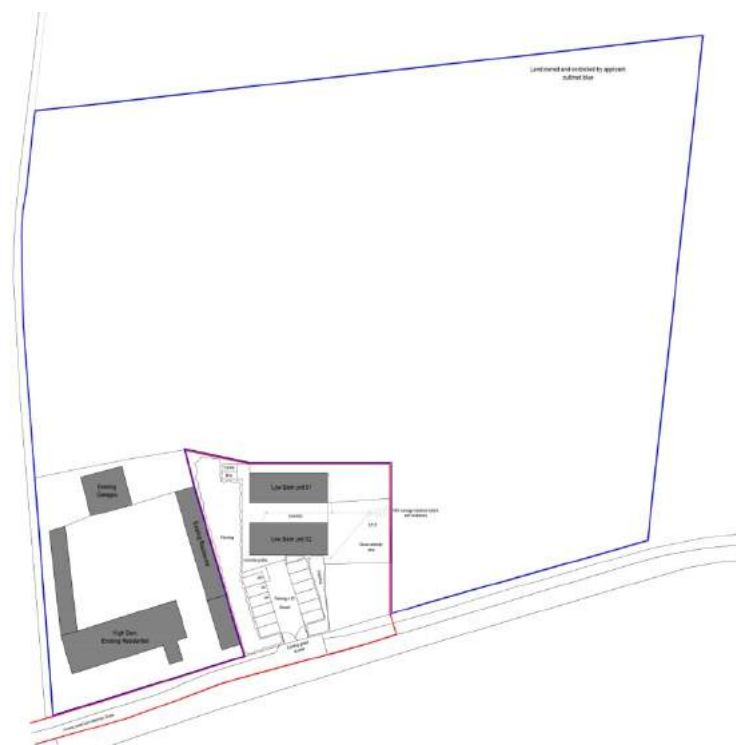


Figure 1.1

## Access

The road serving Rectory Farm Barns is a gravelled road owned and maintained by the County Council from the junction with Akeman Street and Cockfen Lane. It serves other land users, council farm land and the existing properties on this site and beyond. As demonstrated in the previous planning application (Ref: S/4243/17/FL), visibility splays of 2.4m by 43m in each direction and 2.0m by 2.0m pedestrian splays can be achieved from the entrance of the access track to Akeman Street. The road is quiet and generally used by local residents and visitors. Signage to direct people to the proposed development would be required which can be a condition of this approval subject to a separate application once the end use has been determined. It is worth noting the access track has been privately signed as a 20 MPH road.

The development site lies directly off the access road with a double gates access to the gravelled courtyard. Ample parking is available for at least 12 cars. Space is also available for motorcycles and bicycles.

## Marketing statement

The site is located outside of Cambridge city and the local villages of Landbeach and Waterbeach. Landbeach, a small village north of Cambridge between the city and the fens is a predominantly residential village boasting a number of landmarks, public houses and small commercial businesses. Contrasting to Landbeach, the adjacent small town of Waterbeach offers a variety of industrial properties within a residential townscape.

The site itself is located outside of Cambridge's City Centre and its surrounding edges as defined in Policy 10 of the Local Plan. The site is also situated outside of development and action plan areas as highlighted in the spatial strategy maps as part of South Cambridgeshire Local Plan. Please refer to Figures 1.2 & 1.3.

The applicant has since made great effort in promoting the office units for commercial occupancy, however, due to a lack of interest and demand, the applicant is now keen to convert the office spaces into residential dwellings. The nearby towns and villages are predominantly residential areas with key business hubs and commercial institutions located within Cambridge City Centre and surrounding major towns. With the site itself surrounded by farmland within the countryside, the properties would therefore be better suited as residential units amongst the need for housing. Evidence of this can be directly found within the curtilage of the land itself. The grade 2 listed barns and annex sited adjacent to the barns are currently occupied for residential purposes. The fast uptake of occupation for both dwellings have indicated the demand and needs for housing within the local area.

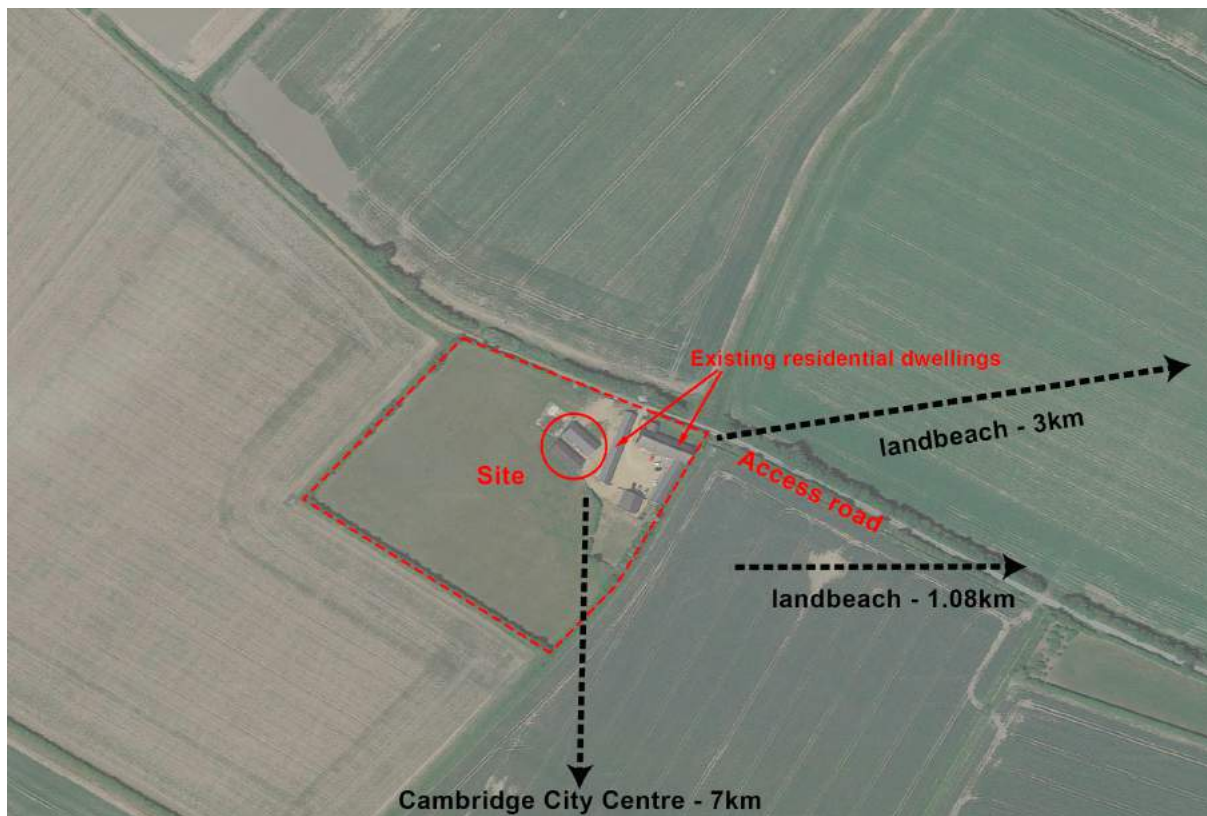


Figure 1.2

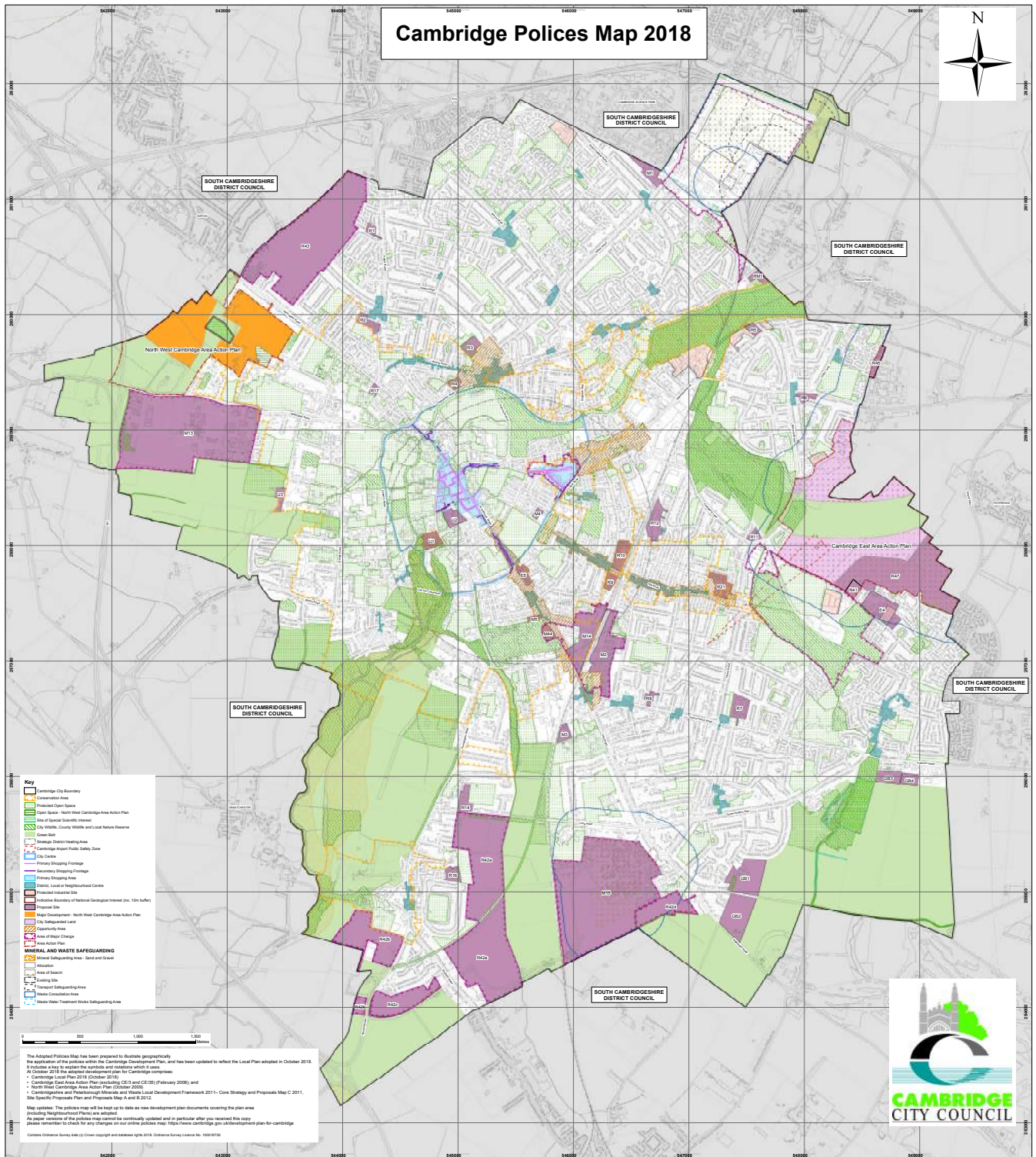


Figure 1.3

## Conclusion

To conclude, the proposed development has been put forward in an effort to serve the council's need for housing within the South Cambridgeshire district. The existing barns also located on the site are currently residential dwellings. Due to the site's location, the current use of the buildings as office spaces does little to offer opportunities to locals in the surrounding area and together with the existing residential dwellings the barns proposed residential use will be in keeping with the surrounding context for the benefit of the local communities.