

## Design and Access Statement

<b>Project:</b> Residential conversion of former barn range	<b>Date:</b> 1 <sup>st</sup> December 2022
<b>Client:</b> Mrs E Hodge	<b>Project reference:</b> 3728
<b>Architect:</b> David Hernon – Heron Associates	<b>Pre-application reference:</b>
<b>Project Address:</b> Winston Court Farm Llanvetherine Abergavenny NP7 8RG	<b>Building Regulations reference:</b>
	<b>Building inspector:</b>
<p><b>Client's brief:</b> The brief is to design the conversion of an existing stone-built agricultural building into a two residential dwellings.</p> <p>The finished dwellings should include at least three bedrooms with a flexible design that allows for office space for working from home.</p> <p>External works will involve creating parking and garden areas within a limited domestic curtilage, and specifying a new foul drainage system that will both serve the new dwellings and replace the septic tank from the existing farm house.</p> <p>The barns are listed along with the farm house and the project will need a heritage assessment to provide a sensitive conversion.</p> <p>The intention is to incorporate as much green technology as possible. Insulation should be installed to as high a specification as possible while keeping the building fabric breathable and retaining the character of the listed building. A wood burning fire will provide a secondary carbon-neutral heating source. Heating and hot water will be provided by electricity using a heat pump driving an underfloor heating system.</p>	



The barn as viewed from the north-west corner of the farm yard. This is the most visible elevation from public view.



The view from the south-west. Cider House in foreground.



View from south-east. The lean-to structure is the Fowl House.



The farmhouse and surrounding outbuildings viewed from the yard.

**Context:**

The historical context of the barn range is covered by our Heritage Impact Assessment.

**Proposals:**

It is proposed to convert the existing barns into a two residential dwellings. No extensions or additions are proposed apart from a separate log-store building that will provide ecological replacement and enhancement.

The designs use only the existing openings and external features. The internal connections between buildings are made using existing doorways between the barns where possible. The Heritage Impact Assessment provides full details of the sensitive restoration that is proposed.

The proposed chimney flues are located as close to the ridge-line as possible on the rear of the barns, hidden from external views.

Externally the garden curtilages are very modest and follows existing features. Native species hedging will be planted to provide privacy and define the boundary.

**Ecology and landscaping:**

The barn range and surroundings have been professionally surveyed to determine its current ecological value and to establish if there would be any impact to protected species caused by the proposals. A full bat survey report accompanies this application and mitigation and ecological enhancement measures are included in the proposals to ensure that a net-gain in biodiversity can be achieved following the conversion.

The barn was found to provide day roosting habitat for eight bats of three species and a single bat of one of these species was found to hibernate in the buildings. The barn range is also used by nesting birds such as Swallows and House Sparrows. It was not possible to provide an acceptable replacement for these features within the conversion however mitigation to compensate for the loss of these features will include:

- A new purpose-build log-store building with built in mitigation features for both birds and bats. This will include a full bat loft with features for a variety of bat species as well as bird boxes and pre-made nesting cups.
- Twenty metres of new hedging dividing the proposed gardens which will be a native species mix as specified on the landscaping drawing.
- Heritage apple tree species planted in the new orchard areas. These will be planted on vigorous root stocks and spaced out accordingly to produce larger and more robust growth.

The proposed property boundaries are set out within existing marked boundaries which will all be retained as existing. The paddock to the south of the barn will be sub-divided using post and wire fencing with new trees and hedging as above. An existing stone wall in the yard will be reconstructed to divide the parking areas but this is the only permanent demarcation proposed in this area. The domestic curtilage areas have been kept as restricted as possible and are still appropriate to the size of each proposed dwelling.

**SUDs, drainage and phosphate:**

There are a number of natural water features in close proximity to the barn range. A water course, pond, well and spring are all shown on the Ordnance Survey map. The closest watercourse to the building is 40 metres away downhill.

NRW flood maps have been consulted and no flood risk is shown for the barn range or the proposed curtilage. Copies of the assessments are appended to this statement.

No change is proposed to the existing roof area of the barn range. New gutters and downpipes will be installed and run to new drainage fields in the curtilage of each property. This is illustrated on the proposed site plan drawings that accompany the application. The direction of water flow will help to keep the new landscape planting watered during the establishment period and into the future.

Land drainage will be required around the building to reduce the risk of damp. These drains will carry any excess surface water away into the gardens downhill of the building.

The existing yard area will be used for parking and no change is proposed to the existing porous surface.

Traditional-style water butts with a minimum capacity of 200 litres each will be provided at downpipe locations to store water for outdoor uses. Potable water use within the new dwellings will be restricted to 125 litres per person per day in accordance with Building Regulations.

A new sewage treatment plant will be installed where shown on the site plan to deal with the foul drainage from both new dwellings and to replace the existing septic tank serving the farmhouse. The area shown for the new plant has been chosen for ease of maintenance and for proximity to the required services. It is also able to discharge at a point over 200m from the existing outfall from the plant serving the camping facilities on the farm and a sufficient distance away from the watercourse. Both features are marked on the site plan. There are no other sewage discharge fields in the area. Details of the proposed treatment plant are appended to this document.

**Highways and parking:**

The existing gateway to the farm will be retained as the access to these proposed dwellings and no amendments are proposed to this area. The farmyard is large and open so can easily accommodate the required number of parking spaces along with the necessary turning areas. The proposed parking area is within the existing yard where cars are already parked and the whole area has a clean gravel surface.

Access from the main road (B4521) is via a single track lane but passing spaces have been provided as part of the Planning Approval for camping facilities on the farm. The camping has been provided at a lower density than was approved and as such it is presumed that a small increase in traffic on the lane will be acceptable.

Vision splays at the junction to the main road are very clear and traffic speeds are generally lower than the 60mph speed limit due to the proximity of the speed restriction of the village. Warning signs and rumble-strips to slow cars for the village are adjacent to the access.

Other access requirements are discussed in the separate Access Statement.

https://check-your-flood-risk.naturalresources.wales

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**Flood risk report for the area within 10 metres of:**

## **WINSTON COURT, LLANVETHERINE, ABERGAVENNY, NP7 8RG**

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### **Very low risk**

#### **Flooding from rivers**

Risk less than 0.1% chance each year

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### **Very low risk**

#### **Flooding from the sea**

Risk less than 0.1% chance each year

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### **Very low risk**

#### **Flooding from surface water and small watercourses**

Risk less than 0.1% chance each year

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The risk levels are: High, Medium, Low and Very low.

#### **This area:**

- Does not benefit from flood defences
- Has no recorded flooding

This risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

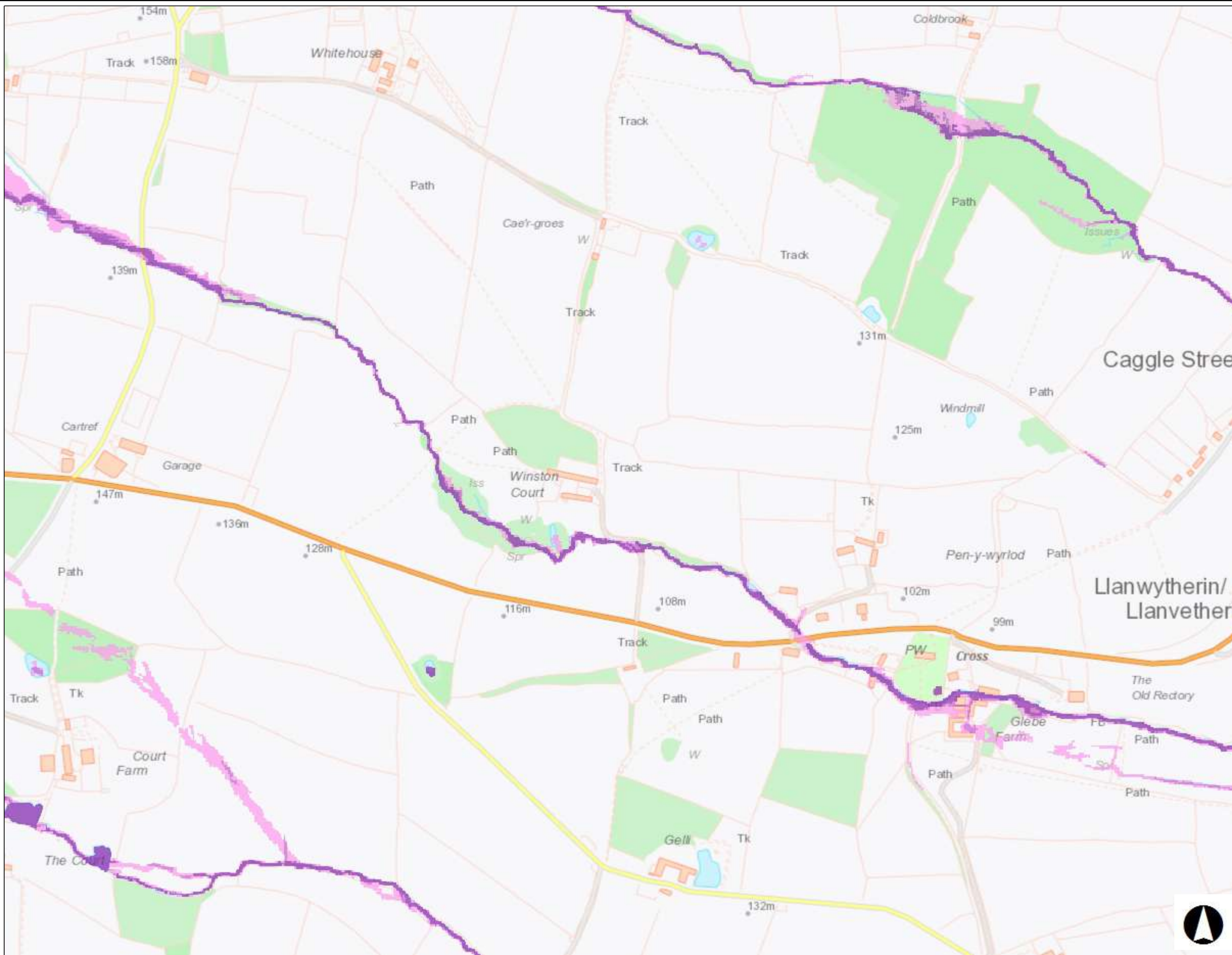
#### **Please note**

We cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions.

Map Perygl Llifogydd / Flood Risk Map -

Allwedd / Map Key

- Risk Level Under Review
- Flood Risk from Rivers - Extent
  - High
  - Medium
  - Low
- Flood Risk from the Sea
  - High
  - Medium
  - Low
- Flood Risk from Surface Water & Small Watercourses - Extent
  - High
  - Medium
  - Low



Graddfa / Scale at A3 1:5,000

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10/12/2022

