

**Ref: 5657 Statement**  
**Date: November 2022**

**BRIEF DESIGN ACCESS HERITAGE AND TRANSPORT STATEMENT FOR WORKS  
PLANNED FOR:**

**SITE REDEVELOPMENT COMPRISING THE DEMOLITION OF EXISTING MODERN  
STEEL FRAMED BARN AND ITS REPLACEMENT WITH A FOUR BEDROOMED  
TWO STOREY DWELLING WITH GARAGING, LANDSCAPING AND ASSOCIATED  
OPERATIONAL DEVELOPMENT**

**AT**

**DUCK END FARM DUCK END LANE LINDSELL DUNMOW ESSEX CM6 3QH**

## **1. Introduction**

This statement has been prepared to support a full planning application for a new dwelling following site clearance and removal of an existing agricultural building with associated structures.

Proposals are to retain a perpendicular historic brick barn within the site of the farmstead and principal house.

The application focuses on the removal of modern building that are of no historic or heritage value.

The site is suitable for a Class Q determination as the buildings to be removed are substantial, in reasonable order and would qualify, consistent with other studies, for a large number of properties within the farmstead group.

The applicants desire is to remove these buildings that are prominent and unsightly when read against the context of the adjacent listed buildings and replace with a contemporary vernacular building of scale and form commensurate with neighbouring heritage asset structures.

## **2. Site Location**

The site occupies a rural location north of the village of Lindsell and is adjacent to the residential curtilage of Duck End Farmhouse.

The immediate building group within the historic agricultural setting comprises:

Duck End Farmhouse which is a 16<sup>th</sup> Century Grade II listed building.

Duck End Barn, a later 18<sup>th</sup> Century timber framed barn now a private dwelling.

These buildings are accessed off of a shared drive within their own enclosure via a tarmac drive.

Immediately adjacent to the site, there are a range of modern barns and a further timber framed barn known as Duck End Kennels and Cattery.

The site is located at the side of a defined settlement boundary but in a reasonably sustainable location to the limited amenities of Lindsell and neighbouring Great Easton.

### **3. The Proposals**

An assessment of the site shall corroborate that the barns to be removed are in reasonable condition and would comfortably facilitate a conversion into a group of dwellings falling within the compliant boundaries of a Class Q conversion.

It is felt by the applicants and appointed design team that this would not positively contribute towards the locality and create an unsustainable and unsympathetic form of after-use of the buildings.

The design brief has been informed by replacing the existing low value built form with a single dwelling for occupation and enjoyment by the applicants immediate family.

The proposals take the form of a four bedroomed house contained within traditional forms surfaced in progressive yet complimentary materials.

The erection of the new dwelling with its associated landscaping and garaging shall follow complete site clearance of the remnants of modern agricultural built form.

### **4. Area and Scale of the Development**

The scale and form of the proposed dwelling is comparable to the dwellings in the locality and eaves, ridges and spans are set to provide a visually fitting building to the neighbouring heritage high value accommodation.

The existing plan area of the modern steel framed building to be removed amounts to 1150 m<sup>2</sup> with a volume of approximately 3550 m<sup>3</sup>.

The improved design, spatial accommodation and layout including garaging generates a plan area over both ground and first floor of approximately 300 m<sup>2</sup>.

The volume of both the proposed dwelling and garage amounts to approximately 1350m<sup>3</sup>.

This culminates in a floor space reduction of 850 m<sup>2</sup> and a volume reduction of 2250 m<sup>3</sup>.

## **5. Design, Appearance and Impact on Neighbouring Heritage Asset.**

The application proposes the demolition of the existing poor quality agricultural buildings and the erection of vernacular dwelling that adopt a sympathetic form.

The key vistas and experiences of both Duck End Farmhouse and Duck End Barn shall be considerably enhanced by the removal of the modern steel framed building and cladding. This provides long views into the site releasing the legibility of the historic farmhouse and neighbouring farmstead buildings.

The built form within the application boundary site is not a non designated asset, and falls beyond the curtilage protection of Duck End Farm.

The proposals respect the constraints of the natural environment and the impact and legibility, understanding and landscape contribution that the host farmhouse and buildings play within the setting.

The NPPF encourages a positive stance when developing in sensitive locations and places a strong emphasis on high quality design.

The proposals in their totality make a positive contribution towards the locality.

The proposals are in harmony with the existing surroundings and the audit carried out at preliminary stage corroborates that there is no harm from the proposal.

The selection of surface materials, form and design also respect the character, scale and massing and general appearance of the period and high asset value buildings within the locality, regardless of their use class.

A selection of external materials has been chosen to reflect appropriate vernacular.

Materials include:

Roof	Natural Slate
Walls	Face brickwork plinths and walls above to be surfaced in a mixture of painted feather edge weatherboard finish
Eaves	Shall be closed and open as illustrated on application drawings
Gutters and Rainwater Goods	All shall be black and white finished cast iron effect, Alutec or similar
Joinery	All joinery shall be bespoke to detailed drawings with lead cappings  All joinery to be purpose made Window styles are depicted on each elevation

## **6. Landscape**

The proposed residential curtilage follows the natural boundaries of the existing plan area of the modern barn to be removed and there is no major encroachment in the open countryside of any residential paraphernalia.

The landscape design has been created to take into account both the existing character of the site and its relationship to the proposed developments in the area.

The design uses mainly native species planting to provide a buffer to the edge of the development.

The applicants are willing to accept appropriate conditions covering detailed design elements of both hard and soft landscaping.

New indigenous hedgerow planting and post and rail fencing shall be provided to the perimeter of the site from native boundaries on the line of the outside plane of the buildings to be removed.

The existing driveway serving the site shall be remodelled and surfaced in gravel or a suitable self-draining material.

### **7. Access and Transport Statement**

The proposal is served by an existing access arrangement that feeds the farmhouse, the farmhouse barn, the boarding kennels and ancillary buildings.

The effect on the existing road network from a single dwelling is de minimus.

The access lane has good visibility to the main lane linking Lindsell to Great Easton.

Again, where comparing the planning opportunities under a Class Q conversion, the potential traffic movement is considerably less than a larger scale development.

### **8. Ecology**

The low ecological value of the site imposes no mitigation work for protected species, however, to enhance biodiversity within the locality bat boxes, bird boxes and a barn owl box shall be provided together with indigenous hedgerows to rear boundaries.

Please refer to the report from Essex Mammal Surveys

### **9. Compliance with Planning Policies**

The NPPF sets out Government planning policy and so is therefore a material consideration in determining planning applications. Also, the NPPF is now supplemented by the National Planning Practice Guidance (NPPG), which was published on 6th March 2014.

Development plan policies are material to an application for planning permission and the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

Paragraph 212 and 213 of the NPPF outlines that; the policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made.

This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework.

Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Paragraph 11 of the NPPF advises, amongst other things, that “plans and decisions should apply a presumption in favour of sustainable development.

At the outset it is held that the proposal would be defined as sustainable development in that the development proposal would result in a new dwelling that assist in meeting the needs of the district.

With regard to economics there are benefits to the economy from the proposed use, as there will be employment through the construction period that is likely to be over a two year period.

There will be employment generated indirectly as a result of the occupation of the buildings by those using the local services in nearby Villages with associated social elements of the benefits to the communities by underpinning services and facilities and the use of local community services, such as the church.

The proposal is in a reasonably accessible location so this would not be for new remote dwellings in the countryside but ones that satisfy para 55 of the NPPF.

In many respects the development would achieve the objectives of the Policy that seeks enhancement of the countryside, the proposed built form not very different from the current, but with enhancement of character and appearance. Looking at the scheme comprehensively and positively, as required in the NPPF, the proposal when considering the physical implications of the new build represents a fairly small and incremental development in relation to the amount of built form, that does not extend the built environment beyond the line of the old bungalow so that there would be no harm to the countryside to conform to Policy S7 of Local Plan and various sections of the NPPF that seek respect for the natural environment.

The layout provides a high quality environment, which meets the reasonable needs of all future occupiers with amenity and parking to standards with no overlooking or overbearance. The scheme in its totality would comply with the standards required by Policies such as Policy Gen 2 of the Local Plan.

Conclusion regarding the Adopted Local Plan Policies are that the scheme complies with all relevant control.

The fallback position of the refurbishment and change of use of the building, although a viable alternative, is not as cost effective or as simple to undertake as a new build dwelling(s). The obvious benefit of a new building are the enhancements to the design of the dwelling which is no longer restricted to that of the existing building, which was constructed for agricultural purposes and is of no architectural merit.

In terms of the impact upon the countryside, for the purposes of this application, the impact will be minimal, as it will see the replacement of a building rather than any isolated new dwelling. The location of the existing building is sited adjacent existing (albeit new) dwellings, it is not in an 'isolated' location.

#### **10. Conclusion and Summary**

The evolving design process has enabled the scheme to be submitted, presenting a sustainable and appropriate design that is in tune with the local environment.

The scheme relates well to the immediate setting and wider environment and it is hoped that the application meets with the approval of the Local Authority and materially interested key stakeholders.