

Statement to Accompany Planning Application for Field Farm Barn, Aunsby
Plan-It Design Limited

July 2023



The following notes have been drafted to accompany a planning application to be submitted to North Kesteven District Council on behalf of the applicant Mr Paul Atherton, for alterations and extension at Field Farm Barn, Aunsby, and should be read in conjunction with the planning application.

Brief site history

08/1100/FUL Original Planning Application was approved – detailing conversion of the barn buildings to form new dwelling.

10/1347/DISCON was approved in 2010, for discharge of conditions.

Building works commenced and then ceased in 2011.

22/0622/LDEXI Certificate of Lawfulness was approved in July 2022, determining that the original planning (08/1100/FUL) was extant.

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Form PP7

**Town and Country Planning Act 1990: Section 191 and 192
(as amended by Section 10 of the Planning and Compensation
Act 1991)**

**Town and County Planning (Development Management
Procedure) (England) Order 2015: Article 39**



Certificate of lawful use or development - existing

Name and address of applicant

Mr Paul Atherton
Aisby Developments Limited
C/o The Old Electrical Workshop
Main Street
Welby
Lincs
NG32 3LT
United Kingdom

Application number: 22/0622/LDEXI

Name and address of agent (if any)

Mr Richard Willows
Plan-It Design Ltd
Richmond House
Main Road
Long Bennington
Newark
NG23 5DJ
United Kingdom

North Kesteven District Council ('The Council') hereby certify that on the 5th July 2022 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged in red on the submitted drawing ref. 61689/03 Rev A received 28th April 2022, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) (the 1990 Act), for the following reason:

On the basis of the evidence available, which includes DISCON application ref. 10/1347/DISCON and a statement from NKDC's Building Control team confirming that an inspection was carried out in relation to commencement/footing works on 5th October 2011, on the balance of probability it is concluded that the property known as Field Farm Barn, Aunsby, Sleaford has lawfully implemented planning permission 08/1100/FUL within the three year period prescribed by condition 1 of the Decision Notice. It is therefore concluded that planning permission ref. 08/1100/FUL 'Conversion of barn to residential unit' is extant enabling the applicant to complete the development in accordance with the details approved by the planning permission.

First Schedule

**Application for a Lawful Development Certificate (existing use) in relation to the
conversion of barn to residential use (use class C3)**

Second Schedule

Field Farm Barn Aunsby Sleaford NG34 8TA

Date: 5th July 2022

Mark Williets

District Council Offices, Kesteven Street
Sleaford, Lincolnshire NG34 7EF

Development Manager

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Due to the condition of the existing barn, the viability of conversion and the historic use on the site, a new application has now been prepared to submit for a revised scheme for a single dwelling, which comprises of the following detail:

The existing barn is to be demolished and rebuilt on the same footprint, including the previously demolished section to the rear.

The reinstatement of the previously demolished cotage to the rear.

A new link to connect the barn and the cotage.

Jus tifications

The condition of the existing barn has deteriorated from when work ceased in 2011. The masonry has a lot of structural defects, and the roof structure is beyond repair. We enclose the structural report for the original application showing the conditions of the building at the time the original application was approved.

Some of the previous repairs to the masonry were substandard.

The replacement barn element will remain on the same footprint, and the external appearance and the external openings remain close to the originally approved conversion. Please see attached plans and elevations for this application.

There are minimal new openings to the front elevation to the highway. Window styles are also similar to the approved conversion.

The addition of the previously demolished cotage element would be on the elevation that is facing away from the highway, and although this elevation would have new openings it is considered that the distance from the public highway would not result in the proposed changes having such a detrimental impact on the visual amenities of the area.

There is use of timber boarding to infill the existing openings, and the brickwork will be rebuilt using the same bond, eaves and verge details: stone panels will be rebuilt with any stone and brick that can be saved from the demolition.

Conservation rooflights have been added to the design.

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The cot age will be rebuilt in brickwork as close to an estimated version of the cot age as possible.

The site area is the same as the original footprint of the barn and cot age, with the addition of the new link to connect the 2 buildings, and the reinstatement of the demolished end bay.

Where possible, the designs have been intended to keep the external changes that were approved the original conversion.

Where possible the original bricks will be reused.

Where possible the brick bond will be as original.

As stated in the Heritage Impact Statement the roof tiles on the pitch roof will be clay red/orange pan tiles, as per original.

The site area (red line) remains the same as the original

The access to the property remains the same as the original application, with parking to the rear of the property.

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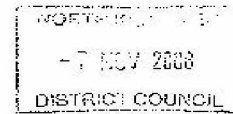
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Images showing the original structural survey (2008)



Ellfield House Hanthorpe Road Stainfield
Bourne Lincolnshire PE10 0RR

N 06 / 1100 / 08



STRUCTURAL ENGINEERING REPORT

ON THE STRUCTURAL CONDITION OF

THE SINGLE STOREY BARN

AT AUNSBY

SLEAFORD

LINCOLNSHIRE

Our Ref: ES5319/07/JCE/pae

DECEMBER 2007

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1.0 **INTRODUCTION**

- 1.1 Ellfield (Structural) Limited were requested by Clive Wicks Associates on behalf of The Aswarby Estate Main Street Swarby Sleaford Lincolnshire to investigate and report on the structural condition of the Barn at Aunsby near Sleaford Lincolnshire.
- 1.2 The report is required by Clive Wicks Associates to verify the structural integrity of the single storey building, to support a Planning Application for the change of use to dwellings.
- 1.3 The report is based on visual observations, notes taken on site and verified by photographs and should be construed as a comment upon the overall condition of the buildings, the quality of its structure and not an inventory of every single defect.
- 1.4 It was not possible to inspect parts of the structure which were covered, unexposed, or otherwise inaccessible, but the report does relate to all parts of the structure which were reasonably accessible.
- 1.5 The purpose of this report is limited to an opinion on the structural condition of the buildings. We have only reported upon those structural defects that materially affect the stability of the buildings and provided that these defects are reasonably detectable at the time of our inspection. Whilst we have used all reasonable skill and care in preparing this report it should be appreciated that we cannot offer any guarantee that the buildings will be free from future defects or that existing ones will not suffer from further deterioration.
- 1.6 This report is to be regarded as confidential to the party to whom it is addressed and it is intended for the use of that party only. No responsibility will be accepted to any other party in respect of its contents in whole or in part. Prior to the report or any part of it being reproduced or referred to in any documents, our written approval as to the form and content must first be obtained.

2.0 INVESTIGATIONS

2.1 Ellfield (Structural) Limited visited the property on 16th November 2007, to inspect the external and internal fabric of the building.

Weather conditions during the site visit were Cloudy and Cold after overnight frost.

2.2 The external and internal surfaces were examined for signs of distress, usually indicated by cracking due to either differential movement of the fabric, the effects of temperature or moisture changes, or a combination of them all.

2.3 The foundations were not inspected during our visit.

2.4 The roof structure was viewed externally from ground level and internally from within the open roof voids, where accessible, for signs of distress, due to excessive deflection or distortion of the principal members and also for signs of fungal and insect attack

3.0 GENERAL DESCRIPTION OF THE SITE AND BUILDING

3.1 The building consists of a single storey 'L' shaped barn, situated on a level site in open fields in a rural area of Aunsby near Sleaford in Lincolnshire.

3.2 The buildings are former agricultural sheds, stables and storage buildings and thought to be built in the early 19th Century with more recent additions.

3.3 The general construction of the buildings consists of:-

(a) Pitched Roof - Clay Pan Tiles over a cut timber roof of principal collar tied A-frame trusses supporting, purlins and rafters.

(b) External Walls - Solid load bearing masonry of mainly fully bonded 225mm brickwork with stiffening piers with some stonework which is probably the remains of the original barn construction material.

(c) Internal Walls - Solid load bearing masonry walls and a timber framed, dividing wall.

(d) Ground Floors - Combination of solid ground bearing mass concrete slabs and earth.

(e) Foundations - Foundations are assumed to be corbelled brickwork and stonework.

3.4 Published geological records show the building to be within an area where the soil sequence of solid Lincolnshire Limestone is overlain by a series of Blisworth Clay, Combrash (Broken Limestone), Oxford Clay with Boulder Clay at the surface in some areas. The site outcrops predominantly with Combrash.

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- 3.5 The site is very overgrown with young self seeded trees, brambles and nettles. There are mature trees in the surrounding area but not in close proximity to the building.

4.0 STRUCTURAL DEFECTS/CONDITION LOG

4.1 The following schedule identifies and highlights the structural defects observed during the survey and is likely to be indicative of defects elsewhere in the structure that were not surveyed or inaccessible.

4.2 External Surfaces

Generally the original brickwork is constructed in Lime based mortars. Some areas of brickwork and mortar joints have weathered and perished

Large areas of the external walls have been rebuilt with hard cement based mortars together with some repointing to repair joints.

The roof over the open cart shed is supported by a Cast Iron post. The post tends to lean sideways due to differential settlement. The roof over the Southern wing of the barn is supported by a main timber lintel beam over timber panelling. The lintel beam shows signs of sagging due to deterioration from wet rot due to water penetration.

Generally the roof and eaves alignment is uneven due to the above settlement and sagging

Internal Surfaces

The concrete floors show signs of un-evenness and cracking

There is evidence of differential settle between the internal cross wall and the Southern wing party wall.

The roof coverings have been penetrated with water due to broken, missing or slipped tiles.

The roof timbers show signs of rot and insect infestation. Rafters and purlins show signs of sagging.

5.0 OBSERVATIONS AND COMMENTS

- 5.1 The single storey building consists of solid load bearing red facing brick walls interspersed with some original stonework supporting a roof of principal A-Frame collar tied trusses supporting purlins and rafters. Roof finishes are of clay pantiles. Foundations for this age of building are presumed to be corbelled brickwork.
- 5.2 The geological map shows the sequence of stratum in this area to be essentially Combrash with, possibly, pockets of clay. Historically this type of soil sequence is known to provide a suitable foundation bearing strata. Although the foundations were not exposed during our visit it is likely that the foundations consist of corbelled brick. Any indication of differential settlement is likely to be due to shallow footings founded in the upper clay based top soils.
- 5.3 The general appearance of the masonry superstructure indicates that the building has suffered from movement in the past. There is evidence that some area of brickwork has been re-built. This was probably necessary when some of the outbuildings came into disrepair and collapsed. Large areas of the site contain brick and stone rubble from previously demolished buildings. Some of this material may be suitable for resurrection for use in the proposed restoration and refurbishment.
- 5.4 The areas where walls have been re-built or repaired, the construction has been carried out with inappropriate hard cement mortars where lime based mortars would have been more sympathetic to the age of the building.
- 5.5 The general condition of the roof is poor and will require some attention during refurbishment.
The roofs will require stripping off and inspecting for deterioration due to rot or fungal and insect attack and any defected timbers replaced.
- 5.6 The ground floors are part concrete and part earth and will require upgrading in any refurbishment work.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 Generally the superstructure of the building is reasonably structurally sound and robust now that areas have been re-built.
- 6.2 Any compromise of the structural integrity and robustness of the building as a result of the degradation due to differential settlement and deterioration of the roof structure can be restored by conventional low key sympathetic reinstatement and repairs with certain amounts of rebuilding and replacement of the defective materials where considered necessary.
- 6.3 The areas of masonry previously re-built and repaired with hard mortars should be raked out and re-pointed with more sympathetic softer sand lime mortars with a small percentage of cement to give an increased strength.
- 6.4 We consider that the existing masonry structure is adequate for future restoration and conversion to a dwelling with some remedial structural enhancement.
It would be prudent to expose the foundations for inspection before commencing any conversion work with possibly some underpinning of walls where foundation bearing strata is unsuitable.
- 6.5 Generally the conversion of the building will involve incorporating a new solid ground bearing insulated concrete slab incorporating a damp proof membrane dressed into a new injected damp proof course in the masonry. Any additional external infill walls should be built off a mass concrete strip footing and any additional internal walls should be lightweight block or stud partitions built off the concrete slabs.

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- 6.6 The roof structure in its present form will need to be stripped and all timbers inspected for deterioration and any defective timbers replaced. The roof structure is adequate to support any small additional increase in loading from any proposed conversion again with some remedial enhancement necessary.

Elfield (Structural) Limited



uct, E., FRSA, M.Inst.D.

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There have been similar approvals within the area.

Planning application 14/0739/FUL approved for the 'conversion and extension of former blacksmiths shop to form single residential dwelling' in Aunsby.

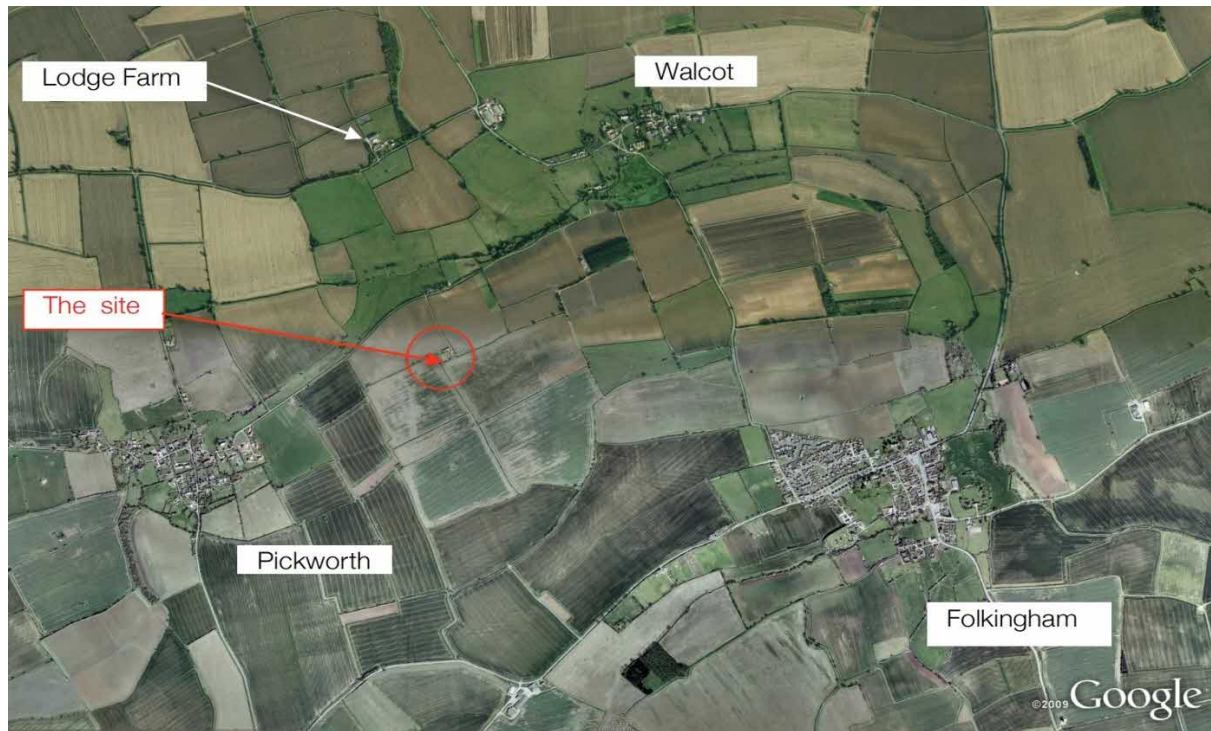
Following this, planning application 20/1029/FUL for the 'reconstruction of demolished building with extension to form dwelling' at the same location was approved and completed. Please see attached image showing the location of this approval (in red) and the location of this proposal (in blue)



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19/0390/FUL Conversion and extension of barn to form dwelling (Coopers Barn, School Lane, Walcot, Sleaford, NG34 0TF). The original barn was approved for an extension and subsequent car port.

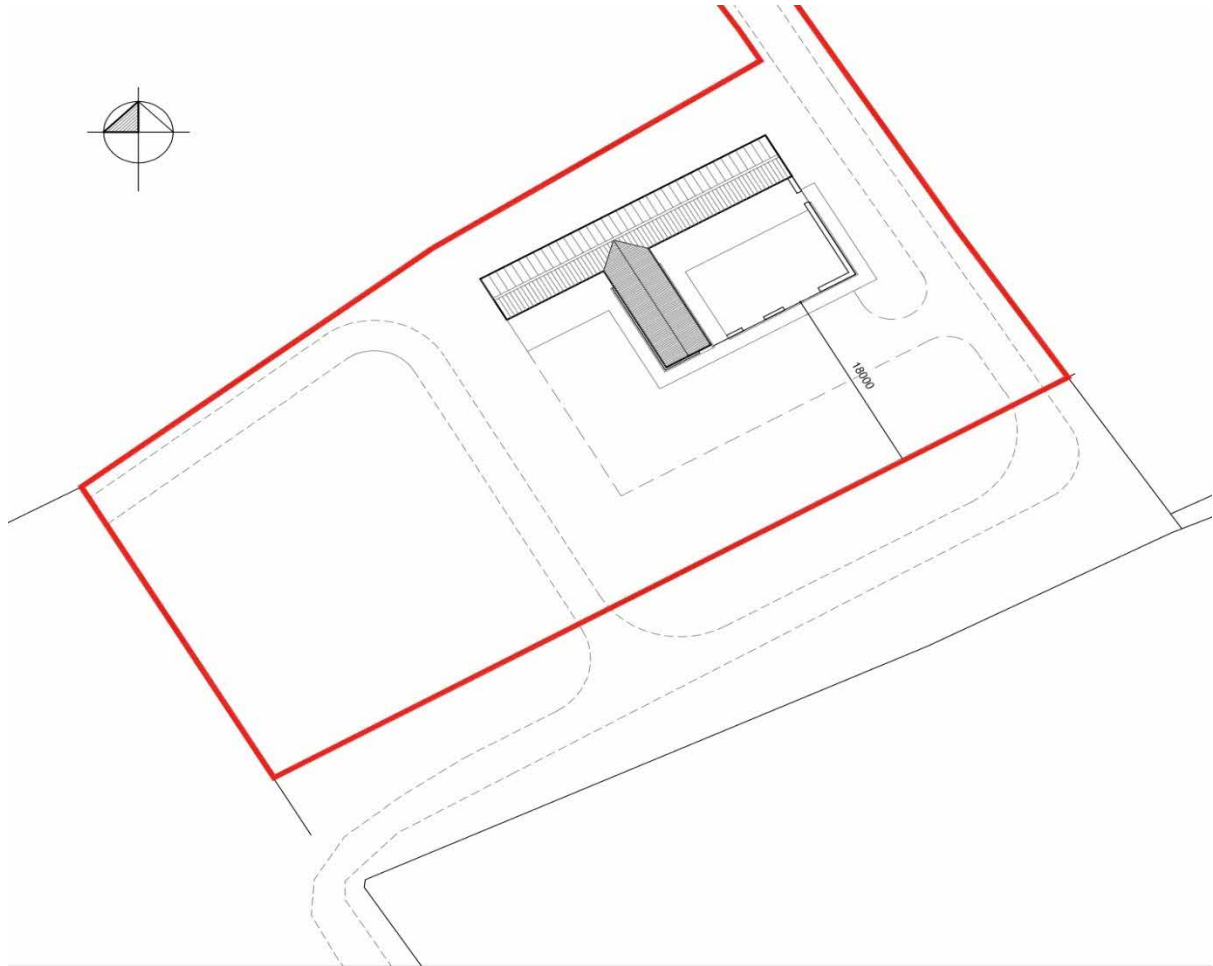


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Image showing approved block plan (with extension) at Coopers Barn, Walcot

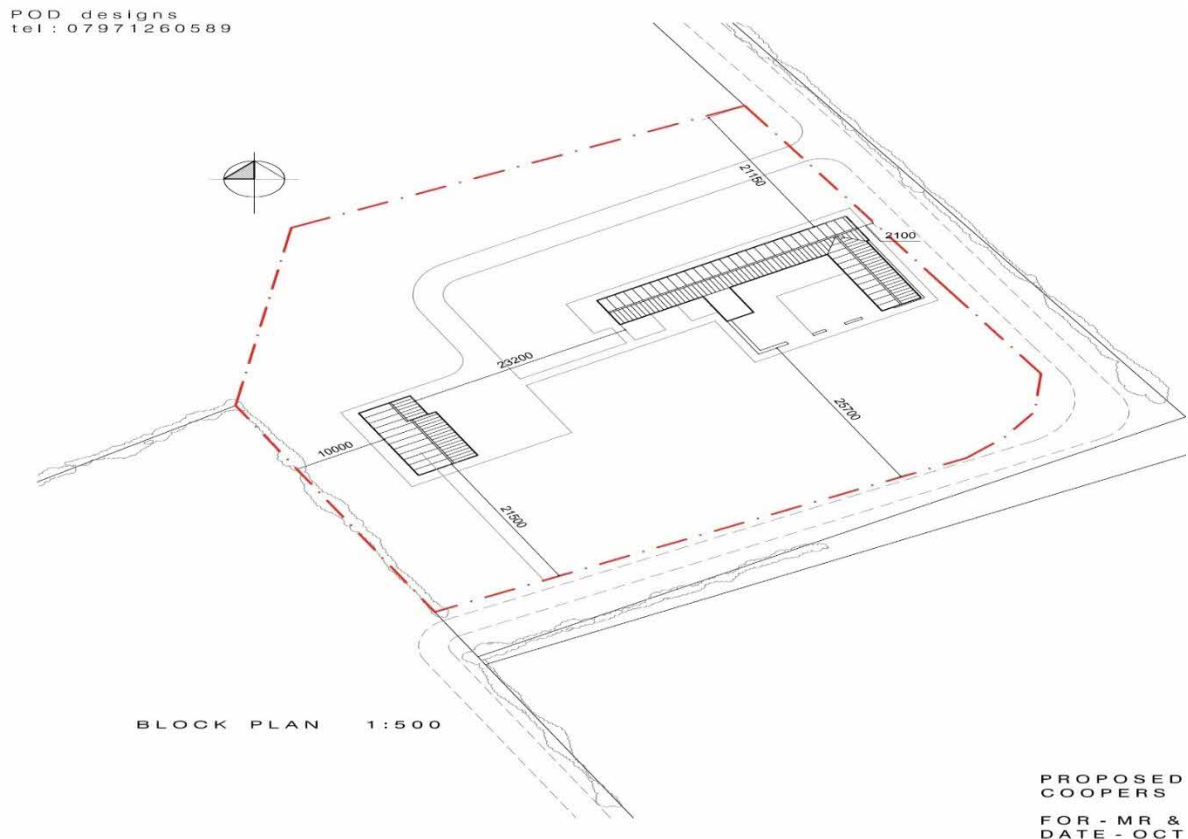


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Image showing subsequent approved block plan (with new car port) for Coopers Barn, Walcot



Conclusions – Aunsby Planning Application

Planning permission has already been established for a dwelling on the site. Due to the current condition of the existing building, a replacement dwelling is now considered to be more appropriate.

The benefits of replacing rather than converting would be:

- Efficiency of build using appropriate modern materials such as cavity walls
- Allow the building to conform to strict building regulations for energy efficiency.

Allowing the sympathetic rebuild of the historic demolished cottage and barn will allow the dwelling to become a family home with accommodation to meet modern living standards and energy efficiencies whilst respecting the heritage of the site.

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Documents to be submitted alongside the statement with the application:

Proposed plans and elevations

Heritage Impact Assessment

Structural Survey (2023)

Tree Survey

Ecological Survey

Visualisations of proposed scheme

END OF STATEMENT