

Fen Bridge Farm, Austen Fen, LN11 0NX

Outbuildings Conversion

Full Planning with Listed Building Consent

BFH-FP-004: Design & Access Statement

03/07/2023

This document is to be read with the following supporting documents

Ref	Detail	Paper size
BFH-FP-001P	Existing Plans	1:100@A4
BFH-FP-001E	Existing Elevation	1:100@A3
BFH-FP-002P	Proposed Plans	1:100@A4
BFH-FP-002E	Proposed Elevations	1:100@A4
BFH-FP-003	Location map	1:1000 & 1:2000@A4
BFH-FP-004	Design & Access Statement	A4
BFH-FP-005	Photo survey	A4
BFH-FP-006	Typical cross section	1:20@A4
BFH-FP-007	ASHP	A4
BFH-FP-008	Brief flood risk assessment	A4

1.0 Background information

The property was purchased by us in May 2023 and the parcel of land consists of

- A dilapidated four bedroom house – Grade II listed (LBC applied separately)
- Derelict outbuildings (not mentioned in the listing)
- A portal frame agricultural barn
- A 4 storey brick warehouse which is listed in a separate listing (1063112)
- 4 acres of land

This application focuses on the **conversion and renovation of the outbuildings** to form an annex to compliment the farmhouse as the 2nd phase of works. The outbuildings are not mentioned in the listing of the farmhouse but they are in the curtilage of the property. They are titled as "stores" in the Estate Agent's sales brochure and have evidence of an old tack room and drinking troughs for farm animals, all long since abandoned.

The roof is in serious need of repair as it has failed in several areas (please refer to photos in document **BHF-FP-005**). The outbuildings have never been used for human habitation but now that farm activities have changed and the main farmhouse has not been used for its original purpose for years (having been a public house for a duration before being rented out by the local farmer to a tenant in more recent years), there is a good reason for change of use to ensure the charming outbuildings do not deteriorate further.

Note: Bridge Farm house is Grade II listed – list entry number 1359937. Listed building consent for the renovation of the farmhouse has been applied for separately.

Proposed works

There are several items we would like to be considered for minor development of the farmhouse curtilage and outbuildings.

- 1) Change of use of outbuildings to farmhouse annex
- 2) Installation of ASHP to upgrade and improve efficiency of the heating system to both the farmhouse and the outbuildings. Please refer to **BFH-FP-007**

Item 1





We propose to convert the outbuildings into a comfortable living space as an annex to the farmhouse. The building exterior is built from brick and clay pantiles to compliment the farmhouse. The annex will provide a useful spill over for guests to stay when they visit or extended family to live in.

The properties have never been known to flood, however they lie in Flood Risk Level 3 area and so as a precaution, we proposed to raise the floor level internally by 150mm with the exception of the entrance areas as shown in plan **BFH-FP-002P**. This will negate the need for any changes to the exterior or structure to the existing outbuildings whilst protecting from flooding to the interior using the most sensitive method.

All sockets and switches will be installed at least 500mm above finished floor level and the final floor finish will be kept as the reclaimed original laid bricks to maintain the overall character of the building and future proof against flood damage.

The overall style of the conversion will be of rustic barn character with use of natural materials/finishes to compliment the countryside lifestyle and wellbeing. A summary of details follows in the table below.

Detail	Existing	Proposed
Floor	Laid bricks 	Carefully lift bricks and dig for insulation and u/f heating with reclaimed bricks reused to keep existing aesthetics
Walls	Brick	Apply 62.5mm insulated plasterboard, skimmed with bondig coat and trowelled smooth
Skirting and architrave	None	Square oak rustic style 

Electrics	None existing	Installed at least 500mm from FFL 
Windows	Barn windows – if had glass, deteriorated and not fit for purpose	Replace with timber framed double glazed windows painted black 
Large open store	Open room	Install bi-fold barn door shutters in front of double glazed unit glass panel infill 
Doors	Existing entrances will be kept. However the doors will need replacing	Hardwood stable doors will replace doors 1 & 3 to provide additional window without making a new aperture. These are not on the principle elevation and will be a subtle but useful addition. 

Roof	Clay pantile – found as damaged and allowing water in. This is now being repaired to avoid further damage to the building	<p>We propose to add conservation veluxes to the roof as shown on the plans to allow natural light into the otherwise dark interior. This is vital to reduce the need for lights turned on unnecessarily and for physical wellbeing of the occupant</p> 
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Summary:

The outbuildings have not been used for their constructed purpose for decades since the farmhouse has not been used for its original purpose and the farm has been divided into a small holding of approx. 4 acres

The developments in farming techniques have resulted the outbuildings becoming redundant and so a change of use is essential to conserve and protect it as part of the heritage of the listed farmhouse itself.

Although not part of the listing, there is no doubt the outbuildings enhances the offerings of the property.

A sensitive conversion to compliment the farmhouse and its surroundings will ensure this building remains an asset for years to come via sensitive re-use.