

Project: 2446 Dovecott Farmyard Nissen Hut, Midville
Date: Thursday, 31 August 2023

Scorer Hawkins Architects

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Dear Sir / Madam,

We are proposing to convert an existing agricultural barn into two dwellinghouses and wish to note the following points:

Setting

The agricultural building is nestled within Midville, which is just north of Boston. This barn is set beside a residential dwelling and office/workshop building also located on the site.

Existing Use

The building has been in continuous agricultural use since its construction. The building has a gross internal area of approximately 320m².

Proposals

The proposals seek to convert the existing agricultural building into two self-contained dwellings, using Part Q of the permitted development rights. The proposals work within the existing building, no demolition works are proposed, with alterations kept to a minimum. The external appearance of the building will remain largely unchanged, maintaining its existing agricultural appearance. Replacements to the existing rooflights will be proposed to ensure all habitable rooms to capture natural light and solar energy, reducing the requirements for light and heat, improving the energy efficiency of the building. We are also proposing to replace the existing timber barn doors to the gable ends of the barn with glazed double doors with flanking windows to maximise the available natural light into the dwellings. The building does not currently have any services. Any new services (e.g. water) will be located internally within the building, to further minimise the external alterations.

Externally the landscaping will remain largely unaltered, minimal hard standing will need to be introduced for parking, with the remaining landscaping retained. The existing access drive has been designed to allow for tractor turning, so it easily exceeds the requirements for domestic vehicles.

Access

The existing vehicular access will remain unaltered, the access has been used for tractors and other traffic vehicles since the building was constructed. Utilising the access for domestic vehicles will result in a reduction in overall volume and scale of the vehicles using the site.

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Noise

The existing building sits within a small village, the change of use from agricultural to residential will result in a reduction of farm vehicle noise. The surrounding buildings are mainly in residential use, so the occupants of the new dwellings will not be subjected to excessive noise.

Contamination

The site has been in continuous agricultural use. No hazardous operations have taken place on the site and no contamination exists. The conversion will retain the existing structure and no excavation works are proposed, so there is no contamination risk.

The building sits within the small village of Midville and offers the opportunity to build a well-designed house within an existing agricultural building. The proposals are in accordance with government guidance and will enhance the setting.

Should the council have any queries we would be happy to assist.

Yours Sincerely,

Chris Bowen ARB

Architect & Director
Scorer Hawkins Architects Ltd