

DESIGN AND ACCESS STATEMENT

**Proposals for Change of use and Alterations to Roadside Barn
to**

New Street Farm, Standon, Hertfordshire SG11 1PJ

On behalf of J W Smith & Sons



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Aerial View of site (Courtesy of Google Maps) (existing highlighted)

1 Design Process

1.0 Assessment of Site Context (physical, social and economic characteristics of site and area)

Physical

1.1

New Street Farm lies to the West of Standon High Street, on Kent's Lane. The farm has a number of agricultural buildings which are considered to fall within the curtilage of a listed building.

The Roadside Barn abuts Keats Lane.

It is described in the Standon Conservation area Appraisal as follows ,

6.63. Agricultural barn on road frontage to east of New Street House and farm office. This long single storey late 19th century agricultural barn, of red brick Flemish bond construction and with slate roof is an important and distinctive feature. It has been sensitively rebuilt in part following demolition by road accident. It is protected by virtue of being of being pre 1948 and in the curtilage of a Listed Building.



The Barn is currently underused as the Cart bays are too small and low for Modern agricultural equipment.

To maintain the fabric the client wishes to apply for change of use. As the Building is curtilage Listed it does not fall within the Class R Permitted development rights.

The client seeks a planning Consent for change of use to Class B2 , Class B8 (storage and Distribution) and Class E (commercial, Business and Services)

The building will also have a timber part glazed screen and wall added to the South Elevation.

New Street Farm is an active mainly arable agricultural Farm.

The barn will be upgraded with insulation to provide a good working environment.

1.2

The local planning policy has been superseded by PPS5. On 21st March 2012 this was superseded by the Publication of 'National Planning Policy Framework' (NPPF).

NPPF Section 7, Clause 131:

“In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

1.3 Involvement/Consultations - Who has the scheme been discussed with and results

The scheme has only been discussed with the client.

The proposal has not been discussed with a Crime Prevention Officer.



Site Photo 1: Front Elevation

Social, Economic and Environmental

1.4

Standon is a desirable and picturesque village. The Barn abuts to A120 Road To the east A120 joins the route of the Roman Road Stane Street (Braughing to Colchester) RR32.

New Street Farmhouse is a fine period home

The old farm yard cart lodges are a fine building adding to the setting of the Listed building. They are now in need of repair and reuse.



Site Photo 2: Rear Elevation



Site Photo 3 : Rear Elevation

1.5

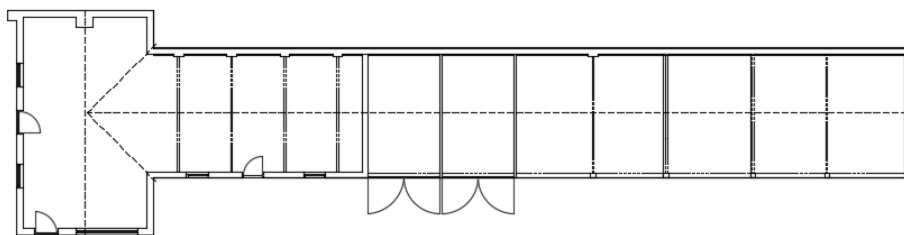
The Form and scale of the building is unchanged by the change of use and alterations. Other adjacent listed properties – Refer Heritage Statement. New Street Farm House The Granary New Street Farm.

The alterations and change of use will be beneficial to the owners, It preserves the building.

The proposal is well-designed and in empathy with the listed building and conservation area.

The proposal will increase the use and desirability of the property.

The development will have minimal impact on the wildlife bio diversity.



Existing Ground Plan

1.6 Planning History and what existing planning policies apply.

In 2007 There was a planning consent for reconstruction of existing Workshop. Ref 3/07/0513/FP after the building was damaged by a vehicle.

Other farm yeard applications include Demolition of exosting Barn 3/14/0984/LB Replacement Barn 3/14/0983/FP in 2014

There are no other recorded planning or listed building consents granted for New Street Farm

Current planning policies as set out in the East Herts District Plan (EHDP) and relevant sections from The National Planning Policy Framework. NPPF July 2018 NPPF is relevant for Historic Assets. Para 185, 189, 192 and others

East Herts District Plan(EHDP)/Local policies:

DES2 – Landscape Character

DES3- Landscaping

DES4 - Design of Development

ED2- Rural Economy

HA1- Designated Heritage Assets

HA3- Archaeology

HA7- Listed Buildings

1.7 Involvement/Consultations - Who has the scheme been discussed with and results

The scheme has been discussed with the client. Due to the nature of the proposed works, recent adjacent planning applications and planning history a full planning application is considered appropriate for full public consultation. Should the Conservation and design officer have any advice, the submission can be modified.

1.8 Evaluation - Referring to assessments and consultations above

The proposed works now applied for do not have an adverse effect on the conservation area or heritage asset.

The development does not prejudice crime prevention and all windows will have suitable locks to satisfy insurance requirements.

1.9 Design - How has the evaluation influenced the design?

The design of the new Glazed Facade is single storey and respects the features of the Cart Lodge.

Traditional Heritage Materials will be used. The proportions and positions of the windows are designed to respect the existing Cart bay and brace spacings.

The proposed scheme is sympathetic and respectful to the host building.

Physical characteristics of proposed Development

2.1 Use - How does it fit in the area?

The agricultural use is now redundant. This application is for a use change to Class B2, B8 and Class E to achieve commercial flexibility. The proposal is well detailed to compliment the historic fabric and grain of the conservation area
The Brick wall will be repaired and windows and doors will be timber and part metal framing.

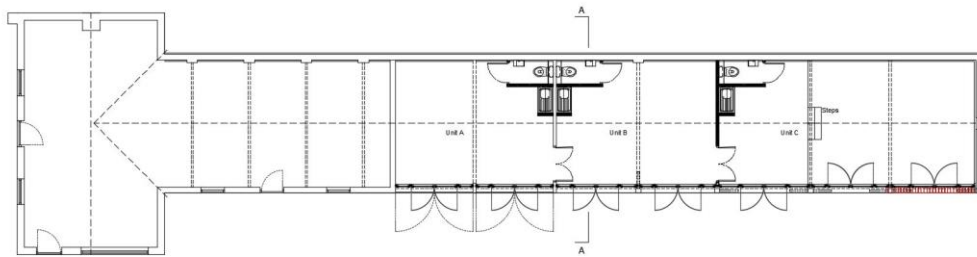
2.2 Size of development and why is it appropriate.

There is no additional external footprint. The proposal is suitable for the use of the

building and the needs of the farm.

2.3 Layout - Where will the development be on the site?

The layout is as existing.



Proposed Ground Plan

2.4 Scale - relative to existing buildings and or features.

The size is unchanged.

All new materials will match the existing.

2.5 Landscaping

The farm courtyard will be maintained as existing. Additional planting / and planters will be added. The development will not remove any trees.



Proposed Elevations and Section

2.6 Appearance

We believe the works will positively contribute to conservation area. The works have minimal harm to the overall appearance and character of the adjacent Listed Buildings.

All the materials will match the existing.

Access arrangements

3.1 Policy approach

Access will be as existing.

3.2 Consultation

Access will be as existing, no consultation needed.

3.3 How access is achieved (links to roads footpaths etc)

Vehicular access to the site will remain unchanged.

4. Conclusion

We believe this proposal will benefit New Street Farm. Consent has been granted to other similar farms (Wickham Hall) .

The proposed scheme is sensitively designed, in keeping and not detrimental to the surrounding buildings and character of the area.

It is hoped the planners and conservation officer will be able to agree with the above comments and be able to recommend the scheme for approval.

18th October 2023
Hox Design Architects
Rev PA