

Replacement Farmhouse and Dwelling Glebe Farm, Burton Joyce

Design and Access Statement
for Mrs T Taylor

September 2023

Introduction

This document has been prepared by Guy Taylor Associates for Mrs T. Taylor to accompany a Planning Application for a Replacement Farmhouse and replacement dwelling at Glebe farm, Burton Joyce.

This application follows an approval for 14no. new dwellings on the surrounding Glebe Farm land, which includes a new access road from Glebe Drive, which will serve the proposed dwellings.

The purpose of this statement is to set out the key issues relating to the site, including planning context, historic development and the significance of the site and its position within the green belt. The statement then identifies all of the development principles used to inform the proposed scheme.

Notes

- This document should be printed out at A3
- All images are indicative only - refer to accompanying architectural drawings for details of the submitted design.

Document Issues

September 2023- Planning Issue

1 Context - Introduction

The application site is located at Glebe Farm - a residential development of 14 houses, a farmhouse and converted barns on a former farmstead in Burton Joyce, Nottinghamshire. The wider site of 14 dwellings has been implemented with the first phase of the development completed and sold. Phase 2 construction is under way with the remaining plots progressing. As part of this development, a new access road, and improvements to Glebe Drive have been constructed which will also serve the proposal site.

Site Location and Context

The site is positioned on the western edge of Burton Joyce, on the south-facing slopes of the Trent valley.

Burton Joyce is a well-connected village close to Nottingham. It is a predominantly linear village, spread along the road and railway arteries which run south west to north east.

The site sits adjacent a c20th residential estate, from which it can easily access the services and links afforded by the village.

The proposal site and wider development of which it sits, is located within the Nottingham - Derby Green Belt. The proposal will be considered against the Gedling Part 2 Local Plan LPD 14 and 15, which looks at replacement buildings and infill developments within the Green Belt.

Existing Site

The site is part of a former-working farm. Most of the larger modern agricultural barns on the wider site have been demolished to make way for the adjacent residential development. The proposal site for this application is comprised of the following :

Farmhouse

A traditional farmhouse built of brick and slate which sits on a prominent location to the east of the site, fairly central to the wider development. The farmhouse has no statutory obligations, does not sit within a Conservation Area, and not locally listed.

The building features overhanging eaves, bay windows and classical canopy over the front. The style of the Farmhouse appears to be late Victorian/Edwardian. The property is currently vacant and derelict.

Traditional Farm-buildings

A series of traditional farm-buildings, distinguished from the now removed modern barns by their use of brickwork, pantiles in part and detailing. These buildings are arranged in an L-shape around a yard to the west of the Farmhouse, with a former cattle barn sat within the crew yard. The Barns have been categorised as The Milking Parlour, Cattle Barn and

detached Cattle Barn.

The Milking Parlour sits directly opposite the existing farmhouse and can be split into sections; the single storey red brick building which abuts the cattle barns and a two storey brick building, with corrugated metal sheet cladding to the upper floor and roof. The buildings have openings facing east and west, of simple utilitarian design. Internally, the milking parlour is open plan with a pit running centrally through the space.

A two storey corner red brick structure forms part of the cattle barn, with pantiled gabled roof to the south and corrugated metal sheeting to the north. A door opening at first floor would suggest the upper floor was used for storing materials or as a hayloft. A red brick and pantiled roof structure also abuts the two storey corner block, creating an 'L' shape form to the buildings. The cattle barn buildings have many openings to both the north and south side, again of a utilitarian nature, fitted with timber shutters. Internally, the space is largely open plan, with concrete partitions, troughs running along the south side with a central drainage channel.

A further detached cattle barn can be found in the crew yard, positioned close to both the milking parlour and cattle barns. This building looks to be a later addition, as additional cattle housing, as there are direct doors between the single storey cattle barn and the detached one within the yard. Internally, there are concrete partitions, troughs and central drainage channel. These barns are being converted to form 2 new dwellings under Class Q permitted development.

Boundaries

The site is bounded by a retaining wall and fencing to the north-east. The south-eastern boundary is largely hedge and fencing between the Farmhouse and 49 Bulcote Drive.

Topography

The site is on the south slope of the hills which rise up from the floodplains of the Trent valley. The topography of the site is one of its most distinct features. It dictates the visibility of the site - above the adjacent houses, but well below the natural ridge line behind. It also means that the site itself has a particularly steep gradient in places.

Nature, Conservation & Ecology

A 2019 ecological survey of the site states that:

- The vast majority of habitat on the site is very limited due to its agricultural use. The habitats provided by the hedgerows, grassland, trees and scrub provide opportunities for various species of wildlife.

- There are no statutory designated nature conservation sites (e.g. SACs, SPAs or SSSI) adjacent to the survey site.

There are fifteen Local Wildlife Sites (non statutory designation sites) close to the search area, all of which focus on the botanical interest of the sites.

An updated Ecological assessment will accompany the application.

Drainage

The height of the site means that it is entirely within flood zone 1. However, the current high area of built form and hard landscaping means that there is a limited capacity for surface water infiltration at the site at current. The drainage scheme designed for the wider development ensures sufficient capacity for the farmhouse and barns.

Access, transport and highways

The main access for the site is via the existing access from Glebe Drive which has been widened and improved as part of the adjacent development.

1 Context - Site Overview



1 Existing Farmhouse - Photographs



Existing South East elevation of the existing Farmhouse (facing onto Bulcote Drive).



South West elevation of Farmhouse. The line of the partially demolished wing can be seen within the brickwork. To the far left of the picture is the remaining section of the wing which currently houses a WC.



North West view of the Farmhouse with the recently demolished wing to the right of the photo



Existing North East elevation of the existing Farmhouse. The existing barns are visible to the right of the photo.



View over Glebe Drive and Burton Joyce from the existing Farmhouse. From this elevated position, the view is of rooftops and fields beyond.

1 Existing Farmhouse - Photographs



This photograph shows the wing prior to its recent demolition, with what appears to be a brickwork spine wall with capping stones



Outhouse believed to have been constructed prior to 1948



North East elevation with outhouse in the foreground

1 Existing Barns - Photographs prior to conversion



Two storey Cattle Barn with single storey barn and Farmhouse beyond



Two storey Cattle Barn and attached Milking Parlour, with the now demolished wing to the right.



Single storey barn to the south of the L shaped Cattle Barn and Milking Parlour



Two storey Cattle Barn, with attached Milking Parlour beyond to the right

2 Planning - History

In March 2016, an application was submitted for residential development on the Glebe Farm site. Originally, this was for the erection of 45 dwellings with all matters reserved. However the application was amended and planning permission sought for 14 dwellings, reference 2016/ 0306.

In June 2017, an outline planning application for a residential development on the wider site was granted for 14no. new dwellings, with all matters reserved except access.

Access was agreed to be via Glebe Drive, which would also cease to be used as an access point for agricultural vehicles. The road is to be widened and improved as part of the works.

In October 2020, notice of approval for reserved matters/conditions was received, reference number 2020/0475.

To focus in on the proposal site; a scheme to convert the barns into two dwellings under a Class Q prior approval has recently been received, with a reference number 2021/0507PN. Under this consent, the L shaped barn would create one unit and the detached barn within the crew yard would create the second.

The southern most section of the barn is to be demolished to allow access to the Farmhouse and parking for one of the units. The remaining parking is located across the main access drive of the development, within the yard area.

In February 2022, the application to “Demolish farmhouse and farm buildings and construct 2 no. detached dwellings” was refused. Reference number 2021/1114. The reasons for refusal were :

- The proposed new build dwelling is not considered to be meet the criteria of an exception to inappropriate development in accordance with paragraph 149 or 150 of the NPPF. Notably the proposal does not represent building the partial or complete redevelopment of previously developed land, would not constitute limited infilling in a village and would not be considered as a replacement building as the use of the replacement would not be in the same use class as the originally and it would not occupy the same position. The proposal therefore represents inappropriate development that would be harmful to the openness of the Green Belt and contrary to paragraph 149 of the NPPF and Gedling Part 2 Local Plan policies 14 and 15; nor have very special circumstances been demonstrated to justify the grant of planning permission.
- The proposed replacement farm house as a result of the increased mass and bulk of the design would be out of keeping with the rural character of the area and would have a detrimental impact on the

openness of the Green Belt. The proposals would therefore be contrary to Gedling Part 2 Local Plan policy LPD 14 and paragraph 149 of the NPPF, nor have very special circumstances been demonstrated to justify the grant of planning permission.

In September 2022, pre-application advise was sought from Gedling Borough Council for the demolition of existing farmhouse and agricultural buildings and construction of 2no. detached dwellings following the developing nature of the wider site.

The advice received was that the principle of the replacement farmhouse would be acceptable, however the design would need to be amended. The proposed replacement farmhouse was considered to not exceed the limits of LPD 14, however concerns were raised over the bulk and height of the replacement. The car port for the farmhouse was discussed as needing to be included within the proposed floor area limit as set out within the LPD14, or removed from the proposal.

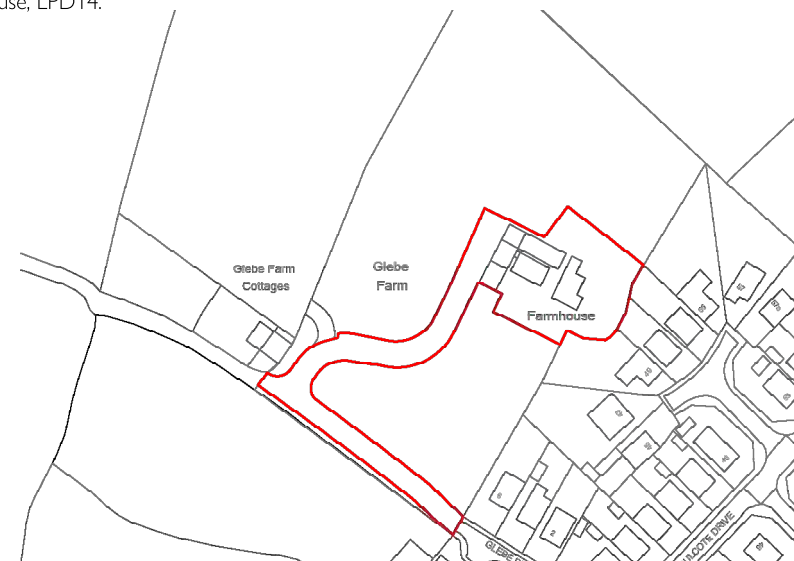
The planning officer still had concerns over the new dwelling and the impact on the openness of the Green belt. The fall back position to convert the barns as per the class Q prior approval was not viewed as a realistic prospect. However, if the buildings were to be converted any subsequent application would be assessed against the same policies as the replacement farmhouse, LPD14.

A follow up meeting was undertaken between Nigel Bryan and the client, in which the issues raised in the pre-application advise were discussed. We have been advised that the main concerns were about the height of the proposed farmhouse in relation to the existing farmhouse. It was agreed that it would be reasonable to expect a farmhouse to have a garage and the position of the garage seemed sensible in relation to the other properties surrounding the site.

Prior to the meeting, the position of plot G8 was redesigned on the site to the current proposals to gain the planners opinion on the revision. Plot G8 was now shown as an L shape with integral garage. Removing the separate garage was seen as a positive as this opens up the area through to the POS.

The agreed way forward was to implement the Class Q conversion and then reapply with full details of the revised Plot G8 and the design of the farmhouse revised to ensure the ridge height is no higher than that of the existing farmhouse.

The change of use of the barns to residential has since been implemented, and has been signed off with Building Control.



Site Location Plan for the Approved Outline Permission

2 Planning - Class Q development

The image opposite shows the plans and elevations for the conversion of the barns, as permitted under Class Q Permitted Development Rights, with a reference number 2021/0507PN.

The L shaped barn is the larger of the two dwellings with three bedrooms, separate lounge and parking for two vehicles. The windows to the property are largely focused north east and north west to prevent overlooking towards the farmhouse and detached cattle barn conversion within the crew yard. The amenity space is largely detached from the property apart from access from the kitchen area. Parking is remote from the property as the parking bays for this unit are positioned on the opposite side of the access drive

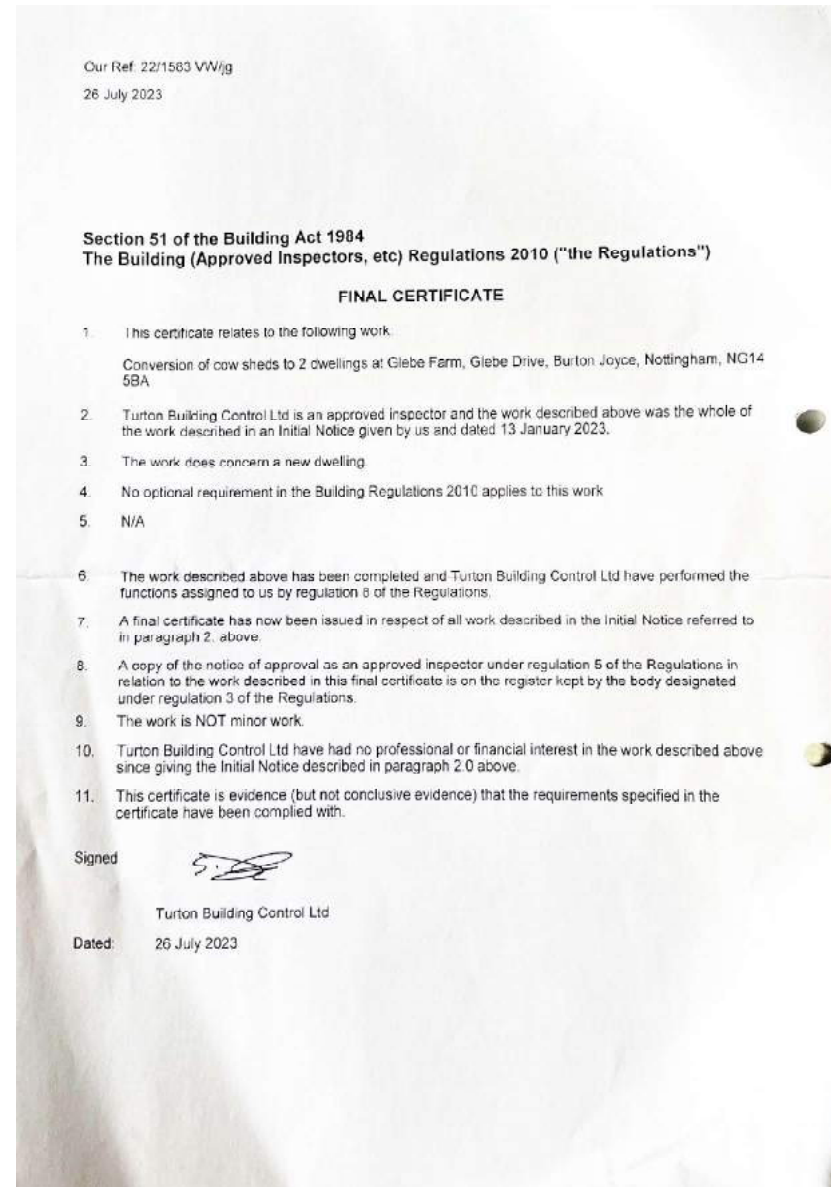
The conversion of the detached cattle barn will create a smaller, single storey property with single double bedroom and open plan kitchen/ living space. Again, the glazed openings are oriented to be largely single aspect to prevent overlooking towards the farmhouse or L shaped barn. The main living spaces enjoy views and access over the amenity space for this property. Several barns have been demolished as part of the approval to provide access for the farmhouse and to provide an area for parking for this unit.

The conversion creates two additional dwellings within a wider residential development. This has been implemented and the resultant dwellings signed off for Building Regulations.



Approved Plans and Elevations for the Class Q development of the barns

3 Building Control - Class Q development



4 Policy Context -Green Belt Policy

The application site is located wholly within the Nottingham - Derby Green Belt and as such is covered by relevant local and national planning policy in relation to development within the green belt.

At the national level the National Planning Policy Framework (NPPF) (July 2021) is relevant. The following sections and paragraphs are relevant in considering this application in relation to the green belt:

Section 13 (Protecting the Green Belt) outlines at paragraph 137 the importance the Government attaches to Green Belts and the aim of Green Belt policy to prevent urban sprawl and to retain its essential openness and permanence.

Paragraph 138 of the National Planning Policy Framework sets out the 5 purposes served by the Green Belt.

Paragraph 147 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.

Paragraph 148 adds that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 149 of the NPPF sets out that building within the Green Belt is inappropriate. The exceptions to the policy are the replacement of a building within Green Belt, providing the new building is in the same use and not materially larger than the one it replaces.

Paragraph 149 also lists "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development."

The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV28) identified that increases in residential floorspace of more than 50% were considered to be disproportionate.

Based on this Policy LPD 14 of the Gedling Borough Local Planning Document Part 2 Local Plan Policy (2018) sets out that, in relation to 'Replacement of Buildings within the Green Belt' planning permission will be granted provided :

- The replacement buildings are in the same use as the existing building
- The existing buildings have not been substantially extended

- The replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existing on 1st July 1948.

In all cases extensions or alterations will be expected to:

- Be in keeping with surrounding character in terms of height, bulk, form and general design;
- Conserve any historic significance the building may have;
- Not adversely affect valuable views into or out of settlements or previously developed sites; and
- Not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.

Policy LPD 15 of the Gedling Borough Local Planning Document Part 2 Local Plan Policy (2018) sets out that, in relation to 'Infill Development within the Green Belt' that the construction of new buildings on previously developed sites within the Green Belt is not inappropriate provided :

- The scale of the development is limited
- The proposal is for the development of a gap within a village or site which is enclosed by buildings on at least two sides.
- The proposal is for development within the fabric of the village or a previously developed site
- The proposal does not have a detrimental impact on the Green Belt or the reasons for including the land within it
- The proposals does not adversely affect valuable views into or out of or in the village or site, and
- The proposal is in keeping with surrounding character in terms of height, bulk, form, and general design.

Paragraph 6.5.2 of the policy states that where land is tightly enclosed by development it is not considered to contribute to the openness of the Green Belt.

4 Policy Context -LPD Policies

Natural Environment

Policy LPD 18 - Protecting and Enhancing Biodiversity

The proposed scheme is accompanied by an up-to-date Ecological Assessment of the existing buildings and surrounding area.

Policy LPD 19 - Landscape Character and Visual Impact

The above policy requires that the development should enhance the qualities of the landscape character type in which it is situated.

The landscape character of the area is an evolving picture, as historically the farmhouse and barns were part of a working farm with a large agricultural building dominating the site. The site sits on the edge of the village of Burton Joyce, positioned between the established C20th residential area of the village and farmland to the west.

The large barn has since been demolished following the approval of a residential development of 14 dwellings on the site. The development has partially been completed, however the phase to the North of the farmhouse and barns is currently under construction.

The landscape character of the proposal site is one of overgrown areas around the farmhouse within a construction site.

Adjacent to the proposal site is an area of POS which was agreed with the council as part of the wider residential development. As part of the proposed scheme, areas of soft landscaping have been included along with several trees to the frontages of the proposed properties.

Design

Policy LPD 32 - Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;
- b. overbearing;
- c. overlooking;
- d. noise;
- e. level of activity on site;
- f. traffic;
- g. residential visual amenity;

h. other forms of pollution;

i. impact on amenity space; and

j. impact on renewable energy generation

The replacement farmhouse will not adversely affect the amenity of the surrounding properties as care has been taken to ensure the buildings size and amount of glazed openings is comparable to the existing farmhouse. The height of the replacement farmhouse is set to the same ridge height of the existing farmhouse. The glazing is focused more to the front and rear elevations to reflect the existing farmhouse aesthetic and to make the most of the far reaching views.

The replacement farmhouse is set further into the plot than the existing, to allow for further separation from the properties on Bulcote Drive.

The proposed new dwelling is positioned to sit comfortably within the street scene of the approved development, as well as sitting over 27m away from the closest dwelling on Bulcote Drive.

The amenity of the neighbouring properties of the approved development and the existing adjacent village, which surrounds the farmhouse and new dwelling, will also not be affected. The gardens to the properties are over 10m to the rear boundary, with separation distances over 21m between the properties on Bulcote Drive. Windows have been positioned to minimise overlooking and noise. Due to the elevated nature of the site, the views from the properties will be over the rooftops of the properties along Bulcote Drive, retaining the privacy of the neighbouring dwellings.

With regards to traffic, the amount of additional traffic through the village will not be affected. The proposed replacement farmhouse and dwelling would create less traffic than the existing farmhouse and barn conversions.

The Public Open Space to the front of the new dwelling which formed part of the approval on the wider site, will be enhanced by the removal of the barns creating a view through the development to the POS. The addition of further pockets of soft landscaping and new trees will add to the green nature of the overall development.

Policy LPD 33 - Residential Density

The wider approved development wraps around the proposal site which currently consists of a farmhouse and barns with permission under class Q to convert into two dwellings. The conversion of one of the barns has been signed off by Building Control, with the second one under construction.

The proposal will create a reduction in the density of the site with two dwelling proposed in place of the three approved on the site.

Policy LPD35 - Safe, Accessible and Inclusive Development

The proposed dwellings have been positioned on the site to correspond with the established building line of the wider development. The scale, form and massing has been designed to sit congruently with the surrounding residential development and in line with the parameters of Policy LPD 14, retaining the same ridge height as the existing farmhouse.

Transport

Policy LPD 57 -Parking Standards

a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

Within the Parking Provisions for Residential Developments Supplementary Planning Document May 2012, Gedling Borough Council require new residential properties of 4 or more bedrooms to have 3 parking spaces allocated to each property. Both the replacement farmhouse and new dwelling have sufficient parking to comply with the recommendations laid out within this document.

The replacement Farmhouse will have ample manoeuvring space to the front of the property, with a triple garage tucked out of sight to hide vehicles from view.

5 Principle of development

The principle of development for this site is to replace a vacant and derelict farmhouse with a new farmhouse, which accords with LPD 14, and a new dwelling to replace the barns, which have been signed off as two dwellings by Building Control. This puts the barns in the same use class as the proposed dwelling and therefore accords with LPD 15.

An application was refused to Demolish the farmhouse and farm buildings and construct 2 no. detached dwellings in February 2022, reference 2021/1114. As this application is of a similar nature, the following text aims to address the issues raised as reason for refusal and refers to the officer report that accompanied the previous refusal.

There are two strands to the proposed development which is the subject of this application; the farmhouse and the barns.

The main planning consideration in determining both the previous scheme and current proposal is that the application sits within the Green Belt, specifically LPD 14 and 15, and how any development will impact upon the openness of the Green Belt. Other considerations include the impact on the surrounding properties, impact on ecology and highways.

The openness of the Green Belt is to be considered when assessing the proposals against paragraph 149g. Green belts serve five purposes; to check the unrestricted sprawl of large built up areas, to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment' to preserve the setting and special character of historic towns and to assist urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed site is located within the Green Belt, however the openness of the Green Belt has been altered by the approval of the 14 dwellings which surrounds the site. The long elevation opposite indicates how the existing farmhouse and barns, together with the approved adjacent properties are viewed from Bulcote Drive. The openness through the Green Belt has been obscured by the development beyond the farmhouse and as such the proposals would not affect the openness of the Green Belt.

Policy notes for LPD 15 state that, "Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Properties should also be in keeping with the character of the village or site. The proposed infill site does not offer views through the Green belt, only to a residential development.

The NPPF definition of previously developed land within policy LPD 15 specifically excludes land that is or was last occupied by agricultural use. Within the previous scheme, the barns last use was agricultural and therefore not considered to comply with the policy. Subsequent to

the refusal, the barns have been signed off by Building control for the conversion of the barns into 2 dwellings. This would change the use class of the barns and surrounding site from agricultural to residential. This would bring the proposed scheme in line with this section of policy.

The previous refusal was refused in February 2022. Since then the wider residential development has continued to be constructed, with Phase 1 (7 of the 14 dwellings) completed and sold. Phase 2 is partially constructed with all remaining plots out the ground. The previous concerns from the planning officer were that as the wider development of 14 dwellings is not a complete development, with the land around the application site not a clearly established residential area. "As such the proposals cannot be consider infilling. Therefore, even if the wider development was complete it would not meet the criteria of being infilling within the village and therefore would not be in accordance with paragraph 149e."

As the proposals are now situated between defined built dwellings, the proposal site would now create an infill site. The infill site may not technically sit within the defined village boundary, however the site is within the urban area of Burton Joyce. The infill site will accord with paragraph 149d, as the proposed dwellings would replace buildings that are now within the same use class.

The existing barns are traditional red brick buildings, which are viewed as "in keeping with the character of the rural surroundings" within the officers recommendation sheet attached to the previous application. The setting of the barns, however, has changed. The barns sit within a residential development which can no longer be viewed as a rural setting. The area further to the north and west is farmland, however the proposal site and wider development of which it sits is of a residential nature.

The officer continues, "the proposed dwelling would be a substantial, detached two storey dwelling that would far exceed the height and bulk of the existing buildings. Furthermore, the proposed dwelling would not occupy the same footprint as the existing buildings and as such an application for this replacement would not necessarily be acceptable." The footprint of the proposed dwelling is a 35% reduction on the footprint of the converted barns.

The proposed scheme ensures the height of the replacement farmhouse is no greater than the existing farmhouse, and the proposed dwelling will match the farmhouse ridge height. This will ensure the proposed dwellings sit within the now established ridge line of the wider development.

As the wider development is an increasingly changing picture as the properties are constructed, the appearance and character is becoming more visible. The properties around the proposal site have drawn influence from the rural character of the original site with regards to opening sizes and detailing. However, the proposal site is firmly positioned within a residential development and the same detailing has been applied to the proposed dwelling. This would create a property in keeping with the character of the site and reflective of the adjacent properties.



South East Elevation - Looking from Bulcote Drive at how the openness of the Green Belt has changed

6 Proposals - Overview

The existing site features a vacant and derelict farmhouse, along with several barns which are in the process of being converted into 2 dwellings. The topography of the site creates a flatter area where the barns and farmhouse are situated, before the land slopes down towards Bulcote Drive.

It is proposed to demolish the farmhouse and barns, and replace with a new Farmhouse in a similar style to the existing, as well as a new dwelling situated to the north of the farmhouse. This will adopt a similar language to that of the approved dwellings on the adjacent development.

The existing farmhouse has been unoccupied for some time, and as a result the property is deteriorating and will require extensive repairs. The property has also suffered inappropriate extensions and alterations detracting from the charm and character of the property. The farmhouse and barns condition are now detracting from the character of the wider development, however the repairs an renovations required are considered to be uneconomical

A new farmhouse in a similar style, together with a new dwelling to replace the converted barns will provide two efficient, characterful homes suitable for modern families built to sit harmoniously with the wider development.

The existing barns have recently been signed off as two dwellings by Building Control, as permitted under Class Q. However, their positions in relation to each other and to the farmhouse are not ideal with the amenity of all three properties impacted upon. It is proposed to demolish the barns, which will allow a welcoming frontage to the farmhouse and the opening up of the site creating views over the Green.

The proposed new dwelling would be in a similar style to the approved houses within Phase 2 of the adjacent residential development. The dwelling would be two and a half storeys at the highest part, with a two storey wing and one and half storey element facing into the site.

Design Principles

The National Design Guide (2019) gives ten characteristics of a well-designed place:

- Context - enhances its surroundings
- Identity - attractive and distinctive
- Built Form - a coherent pattern of development
- Movement - accessible and easy to move around]
- Nature - enhanced and optimised

- Public Spaces - safe, social and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

These general principles have been employed throughout the design process to generate a scheme that creates and enhances the existing character; is mindful of its impact on the climate, and fosters community.

Context

The adjacent residential development has been designed with three specific characters;

'The Rise' on the entrance to the site to emulate some of the successful principles of an informal village street, seen in Burton Joyce and in surrounding villages,

'The Yard' modelled on a traditional farmstead, set within the centre of the development. A crew yard with properties reflecting the barn aesthetic and traditional details positioned around it.

'The Green' is the furthest point from the site entrance, and is also the largest of the character areas. It acts as a focal point for the site emulating some of the positive aspects of a village green, modelled on a smaller scale.

Identity/ Built Form

The replacement Farmhouse is accessed from 'The Yard' Several areas of landscaping frame the entrance to the Farmhouse, which features an area of hard-standing in front of the dwelling for manoeuvring vehicles.

The proposed new dwelling sits between the replacement Farmhouse and a 2 and a half storey house within the adjacent development. The dwelling faces onto 'The Green', and bookends the dwellings within that area, with similar proportions and detailing to Plot Y2 which sits opposite the proposed dwelling.

The character of the dwellings have been carefully designed to reflect the local vernacular, whilst providing quality accommodation for modern living. This is reflected in the form, materiality, and details of the architecture, which draw upon the existing farmhouse and adjacent properties.

Access

Both properties will be accessed from the previously approved driveway and have been provided with garaging and driveways to accommodate

multiple vehicles. A pedestrian path from Glebe Drive serves the properties of the wider residential development and will also serve the proposals.

Nature

A number of new trees are proposed within the rear gardens to both properties, and a hedge boundary between the properties to ensure the local ecology and wildlife is catered for too.

Front gardens have been designed both to provide privacy, but also to play a larger role in lending character to the street scene. Both of these functions have been achieved through various boundary and paving treatments suitable for their context.

The frontage to the new dwelling will feature a continuation of the hedgerow provided on the wider site, to reflect the character of the area. The dwelling has a small planted area to the front of the property and overlooks the public open space beyond. The farmhouse will be bounded with a garden wall to the frontage as a typical characteristic of a farmstead layout which divides areas within farmyards and draws on the agricultural vernacular that the wider development took inspiration from. The front gardens have been designed to allow for community and social interaction.

Back gardens are important for providing a private amenity space to the residents of the properties. As well as ensuring the gardens are sufficient sizes for this, boundary treatments have been carefully selected to ensure privacy, security and character.

Drainage

The drainage scheme for the site will adopt Sustainable Drainage principles to reduce the amount of water discharged from the site where possible. The surface water will be dealt with by the use of permeable paving and water attenuation to allow on site infiltration where possible and reduce runoff.

As existing, a relatively high proportion of the site is covered in buildings or in hard-standing and as such it is not anticipated that the proposal will have a significant impact on the amount of surface water discharged from the site. The attenuation tanks proposed within the adjacent residential scheme have sufficient capacity to accommodate the additional dwelling proposed.

6 Proposal - Replacement Farmhouse

Plot 1 : Replacement Farmhouse

The planning policy LPD 14, for replacement buildings within the Green Belt, state that the replacement buildings have a floor space no more than 50% larger than when originally constructed or as existing on 1st July 1948. According to the 1912-19 Map of the site, it is clear that the main farmhouse together with both entrance porches were built, along with the recently demolished single storey wing to the south west. The glazed elements to both the south west and north east wings came later, approximately around 1970.

Having reassessed the building we believe the lean-to wing to the north east of the house to be earlier than 1948. The wing doesn't appear on historic maps prior to that date, however the brickwork, bond and mortar used suggest that the wing is older than previously thought.

The GEFA (Gross External Floor Area) for the farmhouse in 1948 was 173m².

In line with policy, if this figure was enlarged by 50%, it would be 260m².

The proposed Farmhouse has a GEFA of 256m², which is within the 50% larger figure acceptable within policy and accords with NPPF LPD 14.

The internal arrangement of the proposed farmhouse features a large kitchen/ dining/ family room, separate lounge, study and utility room on the ground floor. The first floor features five bedrooms, with en suites and family bathroom.

The proposed replacement dwelling has been positioned on the site in a similar location to the footprint of the existing farmhouse, however has been set further into the site by approximately 2 metres. This will allow for further separation between the proposals and the properties along Bulcote Drive.

The replacement dwelling has taken architectural inspiration from the existing farmhouse. The overall massing features a main building with gabled wing to the rear, with a subservient wing to the side. The property features overhanging eaves, slates, chimneys and bay windows. This style was utilised within the previous application, the officer commented that, "The proposed replacement farm house would have a reasonable traditional design, with a gable roof and protruding gables to the front and rear, reflecting design features of the existing farm house. Further features such as overhanging eaves, chimneys and bay windows are also considered to reflect the existing building."

The height of the proposed Farmhouse has been lowered as part of the proposals to now matches that of the existing Farmhouse. The proposed chimneys will also match the height of the existing. The table

opposite outlines the heights of the existing farmhouse, previously refused farmhouse and the proposed farmhouse for easy comparison.

Care has been taken to ensure the rear elevation reflects its prominence on the site and the composition has been considered due to the elevation being visible from afar. The amount of proposed glazing is comparable to the existing farmhouse, and as such will not adversely affect the adjacent properties.

The driveway proposed as part of the scheme has been sized to allow for ample parking which will prevent on street parking and create a street scene which will not be dominated by cars. A triple garage is proposed to further hide the cars from view. This will connect to the garage of plot R3. Due to the topography of the site, the FFL of the proposed garage

will sit slightly higher than the FFL of R3 garage. Ample parking is available to the front of the property.

It is proposed to provide soft landscaping with trees to the entrance into the farmhouse, with brickwork walls set back to delineate between the public and private areas.

	<i>Existing Farmhouse</i>	<i>Refused Farmhouse</i>	<i>Proposed Farmhouse</i>	<i>Difference (existing to proposed)</i>
GF FFL	35.210	34.900	34.680	-0.530
Eaves Height	40.730	40.040	39.719	-1.011
Ridge Height	43.270	43.642	43.270	0

Comparison Table - Ground floor Levels and Heights of Eaves and Ridges



1912-1919 Map of the Site

6 Proposal - New Dwelling

Plot 2 : New Dwelling

Plot 2 features a two and half storey dwelling, constructed of red facing brickwork, slate roof and casement windows with brick arched heads, reconstituted stone sills and string course. The roof space is lit by two dormer windows on the south west elevation, which faces into the plot and roof lights to the north east elevation visible from The Green.

To the front, a small area of planting and hedgerow separating the plot from the public outdoor space. To the rear, the property enjoys access to a patio area, with grassed area beyond.

The new dwelling, positioned to the north of the Farmhouse, is proposed to replace the two dwellings created through the implementation of the prior approval granted for the conversion of the existing barns.

The design has been influenced by the barns it replaces. The form of the proposals feature a larger corner block with subservient wings to two sides creating an L shaped form, similar to the existing barns.

The proposed gable facing the Green is reflective of the barn gable which currently faces into the development with the lower ridge and first floor window opening.

The characteristics and detailing of the barns have inspired the design of both the wider development and the proposed new dwelling.

The internal arrangement of the proposed dwelling features a large kitchen/ dining/ family room, with separate lounge, utility and attached double garage. The first floor features four bedrooms with en-suites and family bathroom. The second floor, created within the roof space, features storage and a multi functional space.

By demolishing the barns and constructing a single new dwelling in a more appropriate position on the site provides the chance to enhance the amenity and setting of the dwellings within the wider development. The amenity and setting of the adjacent replacement farmhouse and the wider site, including neighbouring plots within the adjacent development would also be improved. The benefits to the site in planning terms include a home appropriate for modern families, which has been design to be in-keeping with the existing character of the area. The dwelling has been relocated on the site, away from the original form of the barns, to better sit with the residential development which surrounds it.

By replacing the two dwellings formed by the Class Q conversion with one dwelling, the number of vehicular trips generated would be halved when calculated using average vehicular trip rates and generations as per TRICS database. The number of vehicle movements through the site and wider village will be fewer and therefore have less impact on neighbouring

residents and the local highways network.

Including the parking allocated for the class Q conversions and the farmhouse, the three plots would have a total of 7 bays, however the proposed scheme for two dwellings allows for 3 bays for each plot, totalling 6 bays.



Proposed Site Plan with outline of existing Farmhouse and Barns overlaid

7 Summary

The proposed dwellings contained in this application are wholly within the green belt and therefore subject to both local and national policies covering development in the green belt. Local Policies set the limit on the replacement dwellings and ask that proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948.

It is proposed to replace the existing farmhouse at Glebe Farm, with a new farmhouse that reflects the detailing and character of the existing farmhouse, whilst creating an efficient home suitable for modern living. The proposal accords with the policies for replacement buildings in the Green Belt and will provide a characterful property in keeping with the form and general design of the area.

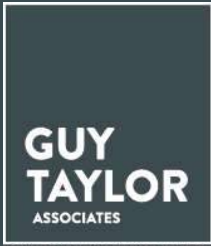
It is also proposed to replace the existing barns, which have approval to convert into two residential dwellings, with a single new build dwelling in a more appropriate position on the site and surrounding development. This will ensure a good standard of amenity for all properties and will provide an energy efficient, characterful home which sits comfortably within the streetscene.

The proposals have been designed to incorporate the character of its rural setting within its architecture and urban design whilst providing adaptable and comfortable modern dwellings. Careful consideration has been given to aspects such as access, parking and impact on amenity, to ensure that the dwellings relate well to each other and their surroundings and do not have a negative impact on their setting.

The proposal meets the criteria set out in the National Design Guide, and will create pleasant places to live, which will have a positive impact on their setting.

In all cases development within the Green Belt will be expected to; be in keeping with surrounding character in terms of height, bulk, form and general design.

It is considered that the proposals outlined in this document meet these requirements. The proposals do not amount to more than a 50% increase in floor space and it is deemed that the resultant proposals are in keeping with the surrounding character in terms of height, bulk, form and general design and will not impact upon the openness of the green belt.



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