

PLANNING STATEMENT

DESIGN & ACCESS STATEMENT
INCLUDING
“BRIEF” HERITAGE STATEMENT
OCTOBER 2023

**PROPOSED CONVERSION AND RE-USE OF REDUNDANT
AGRICULTURAL BUILDINGS TO PROVIDE A SINGLE RESIDENTIAL
DWELLING, ANCILLARY/ANNEX UNIT, GARAGE, PARKING AND
ASSOCIATED SERVICES ETC.**

**BICTON MANOR BARN, BICTON ROAD, PENSILVA, LISKEARD
CORNWALL, PL14 5RF.**

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Introduction:

Pollard Architectural Ltd have been instructed to act on behalf of the Applicant 'B M Developments SW Limited' in dealing with the planning process relating to the proposed conversion and re-use of redundant agricultural building/s at Bicton Manor, Bicton Road, Pensilva, Liskeard, Cornwall, PL14 5RF.

The Applicant retains the legal freehold ownership of the building, the adjacent residential property (Bicton Manor) and the wider parcel of land, and therefore has control over the full extent of the land, including a right of access.

The application follows an extensive pre-application enquiries PA22/01960/PREAPP and PA23/00482/PREAPP, the conclusion of which summarised that it is likely that there would be officer support for the conversion of the large barn and surrounding buildings to provide a dwelling subject to the submission of the details and surveys set out within the pre-application advice.

The intention of the Applicant is to secure planning permission for the conversion and re-use of redundant agricultural building/s to provide a single residential dwelling with associated ancillary accommodation, garage/store and parking/turning area utilising the existing access to the highway. During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicant recognises the importance of providing a property with the flexibility to meet not only today's needs but those of future generations.

The redundant agricultural building lies within the now redundant yard, formerly serving Bicton Manor. The site is formed of several buildings with a mixture of construction methods.

The proposed development has been considered in detail; the scheme sets out to provide a sympathetic form of development in keeping with the character of the surrounding area.

Reference should be made to the following drawings and details:

Ref:	2230-20 through 2230-27	Planning Application Drawings
	Planning Statement	
	Structural Appraisal	
	CIL Liability Requirement Form	
	Energy Statement	
	Transport Statement	
	Foul Drainage Assessment	
	Green Infrastructure Statement	

Proposal and Use:

Detailed plans have been prepared to indicate the proposals.

The application proposes the conversion of the redundant barn into a single residence with further outbuildings utilised to provide ancillary accommodation, garaging and storage areas together with associated access, landscaping and infrastructure works. The layout includes off-road parking to the west of the existing yard and a good sized, private lawned garden is proposed to the rear (east) which will be demarcated by a combination of existing and proposed hedgerows. Additional planting is also proposed to the property's north-east boundary.

The existing stonework is to be repointed and restored, whilst the existing corrugated sheet steel roof is to be replaced with natural slate. Existing openings where possible are to be retained and new openings have been sensitively placed and designed to preserve the integrity of the structure and to limit over domesticating the barn's appearance. Considerable time and effort has been put into determining the amount of development proposed. The layout has been carefully thought out in order to avoid the creation of new incongruous features within the landscape, it is considered that the final design has created a carefully balanced and attractive scheme which would not represent an overdevelopment of the site, nor would it create an overbearing impact on neighbouring properties. The design and scale of the development is in keeping with that of neighbouring properties and is sympathetic in design. There will be no negative impact to the neighbouring properties with regard to overlooking and loss of privacy.

The National Planning Policy Framework indicates that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

It is felt the footprint, scale and massing of the proposed renovated accommodation is in keeping with the area and doesn't have a detrimental impact on surrounding properties. The scale and mix of properties within the immediate vicinity is varied. The orientation of the dwelling has been considered against the physical parameters of the site.

Preserving the character of the area and high standards of design and materials is achieved by delivering designs that complement the size and massing and density as found on similar properties locally. The materials used in the construction of the property are to be obtained where practical from sustainable sources.

The proposal is in keeping with the character of the area. It will not adversely affect the privacy, amenity space or general existing use of existing dwellings and the accompanying external amenity spaces. Due to the location of the proposal, set back from the road and within the footprint of the existing structure, views to the proposed dwelling for motorists and pedestrians won't be overbearing or distracting but fit seamlessly with the character of the area.

The proposed access will lead onto the existing access serving Bicton Manor (north). A parking area will be provided, cars will be able to safely manoeuvre on site and exit the site in forward gear.

It has been demonstrated that the development would not harm the building and would result in the preservation of an important asset for future generations within the locality. The barn is currently redundant, the redevelopment works will bring it back into use and will allow necessary repair works to take place and avoid any further decay.

Another key consideration is the acceptability of the development in this location in the context of the presumption in favour of sustainable development. Given that it is naturally within the developed area and would provide for an additional dwelling without the need to build on undeveloped land, the development is considered to comply with local and national housing policies.

The proposals are entirely consistent with Policies 1, 2, 3, 21 and 24 of the Cornwall Local Plan.

Policies 21 and 24 are of particular relevance. Policy 21 relates to the best use of land and buildings, and supports the re-use of redundant or disused buildings. Policy 24 relates to the historic environment and supports proposals that will help to secure a sustainable future for Cornwall's heritage assets.

The conversion works seek to retain as much of the historic character of the building as possible, and the dwelling has been carefully designed to avoid unnecessary loss of the historic fabric of the building.

It is believed that due to the small-scale nature of the proposals and given the development is supported by relevant planning policies, consultation with the Parish Council in this instance is not required. However, both the Parish Council and local residents will be consulted on the proposals as per standard procedure, once the application has been validated and Pollard Architectural would be happy to discuss any queries directly with interested parties.

Access:

Given the small-scale form of development, the proposed works and re-use of the existing access is considered to have a negligible impact and as such it is not envisaged the proposals will have any additional impact on the local highway network.

Sustainability:

The energy efficient proposed structure to be provided will aim to achieve a minimal carbon footprint, with the development work carried out in line with the principles outlined within Cornwall Council's "Sustainable Building Guide". Furthermore, the Building Regulations now demand high levels of performance as standard and developments in modern construction methods now enable high levels of energy efficiency to be achieved.

The project will combine traditional form and materials with contemporary design. The accommodation will have a minimal heat load due to the extremely high levels of insulation and airtight construction to be implemented. Passive solar gains are to be achieved by use of highly efficient double-glazed windows and doors. This supplement of heat energy will have a direct impact in reducing the space heating requirements of the accommodation.

Energy efficient lighting is to be implemented throughout the property. Where possible, new materials will be carefully selected for their reduced carbon footprint. Timbers will be sourced from sustainable sources and where at all possible from locally grown managed woodland, furthermore, the works would use locally sourced labour whilst incorporating sustainable waste, energy and water management.

The applicant is extremely aware as to the importance of energy efficiency, the design and structure of the proposed dwelling will play a huge part when it comes to delivering optimum performance. It has been demonstrated that the development would not harm the Building and would result in the preservation of the important asset for future generations within the locality. The premises are currently disused, and the redevelopment works will bring it back into use and will allow necessary repair works to take place and avoid any further decay.

National Policy:

The National Planning Policy Framework indicates that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny it must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Development should enable economic prosperity for the people of Cornwall, ensure everyone has reasonable access to services and facilities and also make a positive contribution to the environment.

The National Planning Policy Framework was published during July 2018, The Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Heritage Statement:

This statement responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

The following information has been recorded on the Historic England website: Outbuilding 20 Metres to North of Bicton Manor - 1136976 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1136976>

Unfortunately, it would appear there is some confusion over the listing and the description relates to a building outside the current application site. An in-depth Heritage Statement is currently being prepared to clarify the situation.



The Listing Reads:

Outbuilding, possibly bakehouse. Now store. Possibly C18. Rubblestone with large granite quoins on right-hand corner. Cement washed slate roof with gable ends. Brick stack on right-hand gable end. 2 storeys with single opening on front with slate hood. Row of dove holes above. Interior with fireplace blocked and ceiling beams removed.

Listing NGR: SX3136668501

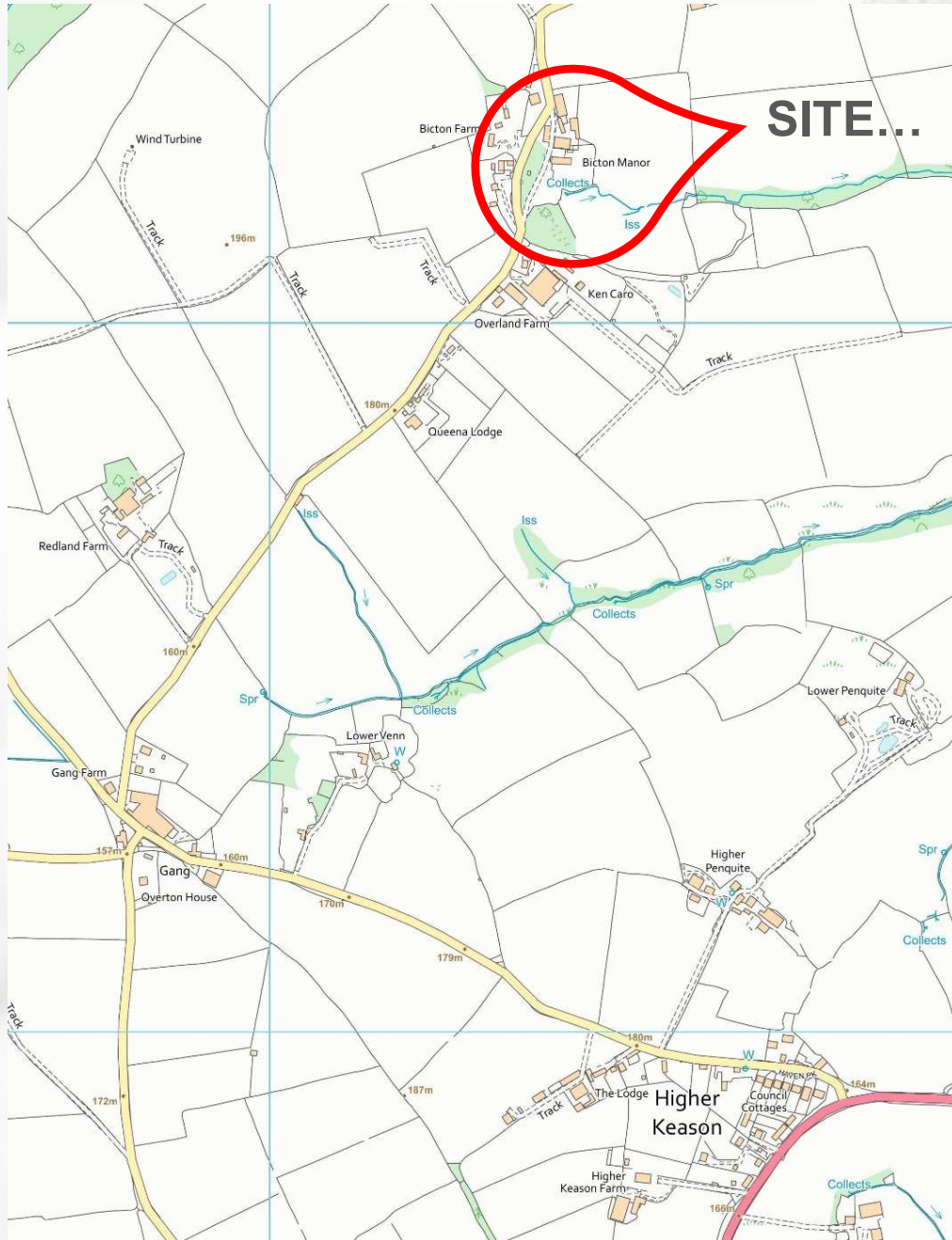
Suggest the building in question is

as pictured on the right...

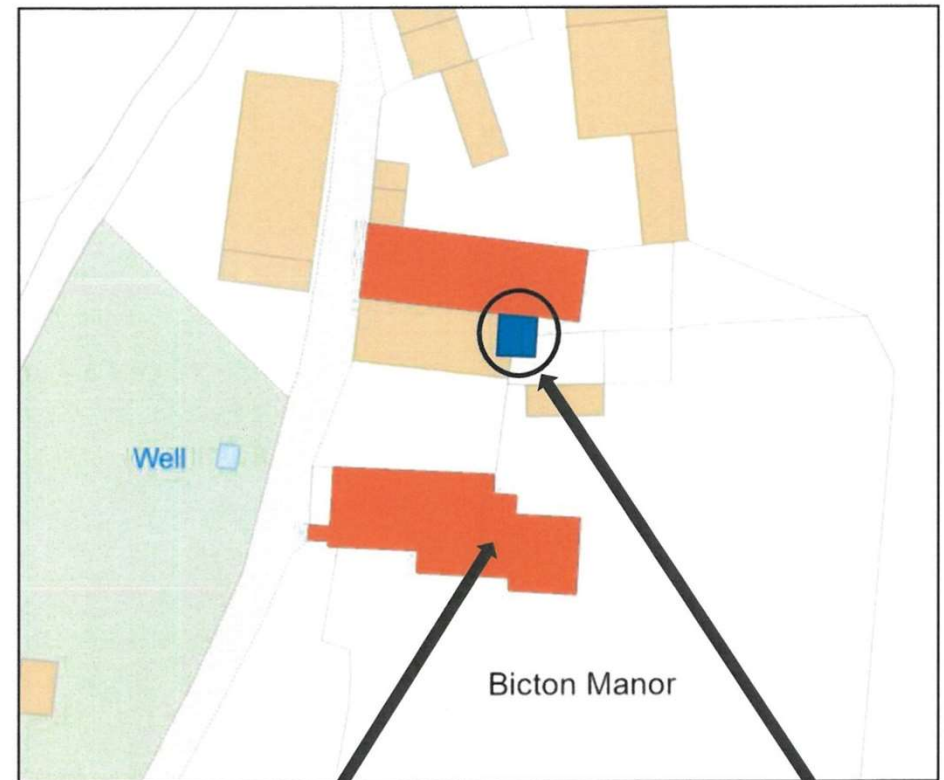


No interior or external alterations are intended as part of this application, to the building subject to listing 1136976, a comprehensive “Heritage Statement” is currently being prepared to explain the rather unusual situation...

The proposal retains the historic character, significant features and heritage values attributed to the outbuildings and wider conservation area. In summary, it is considered that that the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met.



DESIGNATED LISTED STRUCTURES WITHIN THE SITE



Local ref. : DCO1805
Name : BICTON MANOR
Grade : II
List date : 26/11/1985
Heritage Gateway : [https://www.heritage...](https://www.heritage.gov.uk)
NHLE : [https://historicengl...](https://historicengland.org.uk)
NationalRef : 1140039

Local ref. : DCO2540
Name : OUTBUILDING 20 METRES TO NORTH OF BICTON MANOR
Grade : II
List date : 26/11/1985
Heritage Gateway : [https://www.heritage...](https://www.heritage.gov.uk)
NHLE : [https://historicengl...](https://historicengland.org.uk)
NationalRef : 1136976

It appears that the shaded polygon shown on Cornwall Councils mapping listed building layer doesn't match to the structure which is listed. As viewing it on site the listing description clearly relates to the structure as highlighted in blue.

There appears to be some confusion over the listings for the designated structures within the site...

Conclusion:

The application proposes an architecturally interesting re-modelling of an existing structure of a traditional appearance which would make a positive contribution to the built environment. It will significantly improve its appearance and its immediate setting and provide a versatility of uses and achieves government directives on sustainability. It is considered to be entirely acceptable in the context of its surroundings and will result in a re-modelled existing structure which meets the three roles of sustainability i.e. economic, social and environmental.

The site is entirely suited for development and can clearly accommodate the proposals without harm to the character of the surrounding area; it is considered that this proposal is not in conflict with any existing policies and deemed acceptable, given the presumption in favour of sustainable development set out in paragraph 14 of the NPPF.

Moreover, it has been demonstrated that the proposed conversion of the barn into a single dwelling is consistent with both adopted, local planning policies would be clearly consistent with the thrust of NPPF policy, particularly in terms of a sustainable, rural housing development and representing an effective use of an existing, redundant building. The development represents a logical use of land and will bring the building into a modern-day use; the barn will be given a new chapter in its history and ensure its retention for future generations.

In terms of economic benefits, the proposals would make a positive contribution to the local economy during the construction phase. From a social dimension, the proposals would result in a positive, high-quality contribution towards the area's housing stock and in terms of the environmental aspect, the proposals seek to safeguard and enhance biodiversity.

The proposals would not give rise to any technical impacts, particularly with respect to ecology, and would not introduce any concerns regarding highway safety.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of National Planning Policy Framework 2019, policies within the Cornwall Local Plan 2010 — 2030 and guidance within the Cornwall Design Guide 2013.

Property design and the industry as a whole should change its focus and strive to provide not only sustainable, but adaptable and flexible property solutions. During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicants recognise the importance of providing properties with flexibility.

We trust that you will support this proposal and look forward to a favourable outcome.