

**Proposed Conversion
Agricultural Barn
Crockshard Farm
Crockshard Lane
Wingham
Canterbury**

Design Statement

October 2023



1. Introduction

This Supporting Statement accompanies a change of use application submitted to Dover District Council for the conversion of an existing agricultural barn to use as a single dwelling at Crockshard Farm, Crockshard Lane, Wingham, Kent.

This statement serves to indicate that in the preparation of this application that full and careful consideration has been given to National, Regional and Local Planning Policies relevant to the particular area and to the existing local architectural vernacular.

2. Background

The proposal site is located within Crockshard Farm which has been under the ownership of the Gibson family since 1975.

The barn has a footprint of approx. 53sqm within a site of 36 acres (145354sqm) for the entire farm. It has been constantly in use as an established agricultural unit and part of the larger farm since the beginning of the applicants ownership in 1975.

A cold store on the ground floor level was utilised for the storage of fruit picked from the farm, while the first floor and the remainder of the ground floor was used for the storage and preservation of fruit.

The existing construction is of brickwork to the ground floor and timber framed with horizontal timber cladding to the first floor. The roof is currently of metal corrugated sheeting.

The existing timber structure on the first floor and roof are in exceptionally good condition.

An existing access drive, directly off Crockshard Lane, runs adjacent to the barn and continues to the main farm buildings.

The proposal is not on Article 2(3) land, or located within a SSSI, or forms part of a safety hazard area or part of a military explosives storage area and has no historical significance. It is outside of Flood Zones 2 & 3.

There have been no other buildings constructed under permitted development on the farm.

3. Proposal

It is proposed to change the class of the barn and convert to 1 No. dwelling house under the prior approval application.

The existing barn will not be increased in it's overall size. The existing brick structure on ground floor and timber structure on first floor are to be retained.

The proposal incorporates 'upside down' living with the bedrooms on the ground floor and living on the first floor.

The main entrance will be via a new timber staircase to the existing southern entrance on first floor.

The ground floor will provide 2 no. bedrooms with en-suites. Direct access will lead to the amenity space on the western side.

Various existing doors/windows are to be blocked up or replaced while proposed new windows/doors will be inserted. These are indicated on the accompanying drawings. The whole structure will be converted to comply with relevant building regulations.

The proposed development will also include an amenity area of 47sqm which is less than the overall footprint of the building.

An existing parking area to the south of the barn will be utilised for the occupants

The existing farmhouse located to the north west will not be affected by the proposal.



4. Internal Layout & Space Standards

The proposed dwelling should be considered against the Government's Technical Housing Standards 2015. These standards are used as guidance for acceptable amenity in the form of gross internal floor area (GIA). In this instance the proposed dwelling would have a GIA of approx. 81sqm which is in excess of the recommended minimum internal living space of this type (79sqm for a 2-bed 4-person dwelling).

The proposed dwelling complies with the national space standards and all habitable rooms will be provided with acceptable natural luminance and outlook. They are generously sized with good quality natural lighting. Open plan living space on the upper floor will give the interior a more modern feel while larger windows in the gable end and double door sets to the west will allow natural light to flood in making it feel light and airy.

Along with compliance with the National Space Standards the properties will comply with current Building Regulations requirements.

5. Transport & Highways Impact

The proposal to create 1 no. single dwelling will have no impact on the surrounding highways with very limited vehicle movement.

An existing site entrance and driveway, directly off Crockshard Lane, runs adjacent to the barn and continues to the main farm buildings. This will be utilised for the occupants of the barn.

Parking will be to the south of the barn within existing parking/hardstanding with direct pedestrian access to the dwelling.

6. Noise Impact

The location of the existing barn is set away from the main farm activities and therefore it is considered the noise risk is minimal and will have no direct impact on the occupants.

7. Contamination Risk

The location of the existing barn is set away from the main farm activities and therefore it is considered the contamination risk is minimal and will have no impact on the occupants.

There are no visible signs of oil spills within the barn and it was never used for chemical or slurry storage.

8. Flooding Risk

The existing barn is within Flood Zone 1 and therefore has a low/non-existent probability of flooding.

9. External Appearance

The existing external appearance will be retained as close as possible as part of the barn conversion.

The first floor timber weatherboard cladding will be replaced with timber while the corrugated roof finish will require replacing. The existing barn hips to each end of the roof will be retained.

The door openings on the eastern elevation that lead directly on to the driveway will be blocked up so all access can be gained from the parking area and amenity area.

The proposed amenity will be slightly sunken for easy access from the ground floor and also provide some screening from the existing farmhouse.

10. Drainage

Foul & Surface Drainage

All drainage will run as per existing.

17. Site Photographs



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