

Wayne Iszatt Design

Architectural Drawing Service

email: architectslincolnshire@gmail.com

# **Design Access Statement & Heritage Statement**

**Project: Application for Change of Use of farm buildings to gun shop (Class E) including minor internal alterations and new shop frontage at Lodge Farm, Church Lane, North Rauceby**

**Date: September 2023**

## **Site Location and Existing Use**

The site is located to the west of the village North Rauceby, situated to the south of Church Lane. There are currently several farm building barns that are Grade 2 listed, and are currently no longer in use and are falling into disrepair. There is also one dwelling farm house to the east of the site, that is the nearest residential dwelling within close proximity to the barns under application, with no other dwellings using the access driveway. There is also a field to the south that is used as an airgun shooting range. The Barns on this proposal, that were believed to be all Grain and Machinery stores, are all limestone walling, with red brick feature dressing around window and door openings, and a slate hipped roof, with metal rise and fall brackets for guttering. The windows and doors are all timber hardwood painted

green.



(Above) The existing front of the building (North Facing)

## **The Listed Building details and description from Historic England is as stated below:**

"TF 04 NW NORTH RAUCEBY CHURCH LANE (South side)

2/55 Farmbuildings at Lodge Farm

G.V. II

Farmbuildings. Early C19, altered C20. Coursed squared limestone rubble with red brick dressings and hipped slate roofs. 2 crew yards surrounded by buildings on 3 sides. The front range comprises a 2 storey waggon hovel and granary to right and a single storey range to the left. The hovel has a 2 storey 4 bay front with segmental arches supported on chamfered square brick piers with brick reveals. To first floor a central planked doorway is flanked by single 2 light sliding glazing bar sashes with segmental brick heads. To left is an archway with segmental brick head and beyond a fixed 2 light window. 2 broad planked doorways and a further fixed 2 light window with segmental brick head. Included for group value.

Listing NGR: TF0109845962 "



**(Above) Existing west facing elevation**

## **Proposal Description**

The existing building under application is currently in disrepair with roof and damp damage, and rot has started to set in on some roof trusses and purlins. A change of use would allow the building to be restored and saved from becoming derelict. The applicant currently has a gun shop business located in Sleaford, but would like more space to expand for growing demand, and would like better access and parking than the current premises provides.

Externally, there will be very little change to existing appearance, with all windows and doors to be replaced with exact matching hardwood timber, and painted in Heritage Conservation approved Pale Green, similar to the existing colour used.

The first floor access doors on the west facing elevation are proposed to be replaced with windows with all mullions and cills to match the other windows, in a Georgian Bar style. The new shop front glazing and front door will also be of the matching Georgian Bar style as the elevation drawing.

A log burner is proposed for the office area at first floor, with the stainless steel flue to be housed and hidden within a reclaimed chimney pot (Buff) that is to be relocated from an adjoining barn.





(Above) Existing east facing elevation.  
pot to be relocated

Existing chimney

Internally, all the walls will be lined with insulation and plasterboarded, skimmed and painted white, along with the vaulted ceilings throughout, with the King post trusses to be retained and left exposed to see. The timber posts and beams in the ground floor barns will also be retained and left exposed. There will be some repair and replacement of some timber members from damp damage due to leaks within the roof, and this will be assessed and detailed by a structural engineer prior to works. The existing staircase is only considered as a timber ladder, so two new timber staircases are proposed as shown on the drawings.



(Above) All existing timber beams, posts and king post trusses to be retained and left exposed.

Security is of high importance considering the use of the shop, therefore steel security bars are proposed internally for all of the shop front windows and other windows, and steel security doors to be concealed behind the replaced timber barn doors, and also internally between the two barns, all steel doors to be powder coated in white. There are also some new stud walls proposed as shown on the floor plans to divide areas into the rooms needed, including a new toilet and kitchen. Under floor heating is proposed throughout within the new screed, using an air pump source system, along with air conditioning units that will be situated externally to the rear and east side therefore out of view from the customers and the public road.

## **Vehicle Parking and Access**

Access to the shop will be by the existing gravel driveway off Church Lane, with parking at the existing shooting range carpark. This always has plenty of space for many additional vehicles, with only ever a few cars currently using the carpark at any one time.

## **Additional Information Statement by Applicant:**

**"We applied for planning permission to convert the adjacent barn (next door to the barns we are applying for on this application) into a gun shop to both support the Airgun Range we have on site and to provide a better location for our business rather than in the centre of Sleaford town. At that time that building would have been suitable for our needs. This was applied for in April 2020 and planning permission was granted in September 2020.**

**For hobbies and pastimes that could be pursued in a persons own garden boomed and we utilized this time to concentrate on our website, this brought about a surge in business and required us to start our own home delivery service of Airguns, this, by law, has to be delivered face to face by a member of our own staff where we check the customers ID. We have increased our stock holding massively due to the much larger range that we offer on our website and we are finding we no longer have enough room in our shop in town to accommodate our needs. The shop that we received planning to convert from the barn quickly became unfeasible on its own due to its small size and we have not finalised the construction of this. This barn would work alongside the barn that we are applying for the permission for in this application and would be completed.**

**Over the last 12 months we have leased an office in the adjacent building to our current shop in Sleaford town centre to help with our size needs but we have now outgrown this property also. We currently employ 8 full time members of staff in our Sleaford shop and office and 2 part time staff at our Airgun range at Lodge Farm. We are currently advertising for a marketing and events co ordinator locally. The conversion of these barns is a large project for us but it will give us the space we need for the future. Internet based sales are increasing with us delivering Airguns and shooting equipment to all parts of England and Wales weekly, we are still seeing a shortage of sales in our Sleaford shop which, after consultation with local shooters and Range members we are putting down to the poor access to Sleaford town centre via vehicles at most times of the day. We aim to increase these local sales by being able to offer better access to our store and easy parking onsite."**

Statement prepared by:

Mr Wayne Iszatt  
WI Design  
19/09/2023

