

# DESIGN & ACCESS STATEMENT

## RELATING TO FULL PLANNING & LISTED BUILDING CONSENT APPLICATION FOR CONVERSION OF EXISTING AGRICULTURAL BUILDING TO CREATE RESIDENTIAL ACCOMMODATION @ NEWBREAKS FARM, SWINEFLEET, NR. GOOLE. DN14 8DZ.

- **LOCATION OF SITE** The proposed site is situated on Kings Causeway, Swinefleet, Nr.Goole DN14 8DZ..



The site is currently occupied by Grade 2 listed buildings consisting of agricultural storage buildings and residential dwellings accommodated by the client and family members as described in the supporting drawings.



WEST VIEW : EXISTING TWO STOREY STORAGE BARN TO BE CONVERTED.



SOUTH VIEW : EXISTING SINGLE STOREY STORAGE BARN TO BE CONVERTED.

- **USE OF SITE** The application site currently occupied by Mr & Mrs Rimmington is purely residential with outbuildings dedicated for the care of horses, donkeys and domestic livestock.
- **AMOUNT OF SITE** The proposals are to convert the current storage barn to full residential with two self-contained dwellings to ground and first floor utilising the existing building footprint and external areas for bin storage and drying areas. Also included in the renovation works is replacement of the dilapidated roof structure, reinstatement of all existing damaged window / door openings, all external materials to match the existing buildings and radically improve the existing fascade.  
PLEASE SEE DRAWING H.CON.04.22.01 FOR SITE LAYOUT PLANS.
- **LAYOUT OF SITE** PLEASE SEE DRAWINGS H.CON.04.22.01-04 SHOWING EXISTING AND PROPOSED FLOOR LAYOUT PLANS & ELEVATIONS & SECTIONS.
- **SCALE OF SITE** Leading from the village of Swinefleet the existing property benefits from an access lane from the main road known as Kings Causeway and therefore will not adversely affect adjacent properties. The proposals for the property shall not dominate or over shadow the adjacent properties with no prominent overlooking windows thus there shall be no privacy issues.
- **Access Routes** The site location is set back approx.. 200metres from the main road known as Kings Causeway and benefits from a large parking area adjacent to the existing dwelling.
- **Access to local Services / Transport** The application site is situated close to main bus routes and therefore is very accessible for local commuting.
- **Conservation Area** This property is not sited within the Conservation Area.
- **Access through the Site** The site is self-contained and no through route for vehicles shall be necessary or available.
- **Topography, Gradients** The house benefits from an elevated internal floor level and is located on a level site with natural ground levels to the rear.
- **SITE PARKING** Ample parking is available for the property for all sizes of vehicles.

## SOCIAL CONTEXT

- **Any effects from loss of existing building uses** Although the existing agricultural storage buildings will be replaced with domestic / residential accommodation it is considered that the proposed conversion will benefit the current site and enhance the surrounding area.
- **Any potential overlooking / overshadowing from the site** The development achieves all the required constraints relating to overlooking distances and measures taken to provide essential privacy to neighbouring properties.
- **Noise and disturbance** The proposed application site benefits from not being close to the main village of Swinefleet and therefore considered not to be a nuisance to the community.
- **Impact on local services** There is no impact on local services.

## ECONOMIC CONTEXT

- **Any employment created** The development will initially involve the employment of local builders and encourage an increase in local employment statistics.
- **Effect on the attractiveness of the area to investors** The effect on local investment is encouraged due to the provision of a stable housing environment for local employment.

## HERITAGE STATEMENT

- This statement is provided in connection with the application for listed building consent relating to the existing agricultural building to be converted to residential accommodation.
- The existing Grade II building listing number is 1346750 and refers to the building as a Stable / Granary leading to a foldyard.
- The current policy framework dictates that through Government advice as set out in the National Planning Policy Framework paragraphs 128 & 129 require the applicant to describe the significance of the proposals including any contribution made by their settings. Paragraph 129 requires the local planning authority to assess the impact to avoid or minimise such an impact.
- At regional level, Policy Env 6 of the Joint Structure Plan states that the setting, character or appearance of strategically important buildings, features and historic / architectural areas should be protected and where possible enhanced.
- At local level saved policies EN51 and EN53 remain relevant requiring any development to enhance and provide a positive contribution to the character of the listed building.
- The existing buildings to be converted are Grade II listed 30/09/1987 Stable/granary. Brick with pantile roof. Rectangular on plan; forms east side of crew-yard, adjoining threshing barn and horse mill (qv). 2 storeys, 4 first-floor openings, with single-storey 2-bay loose-box range to left. Stable/granary: 3 round-arched entrances with board doors, flanked by 5 segmental-arched part-glazed hatches with vertically-slatted wooden ventilators below row of 4 panes. Louvred hatches to first floor beneath lintels at eaves level. Stepped eaves. Hipped roof. Section to left has central board door beneath timber lintel, flanked by single full-height round-arched openings with recessed brick blocking to lower half, and weatherboarded upper half with central louvred hatches. Stepped eaves. Roof hipped to left, with gabled wooden louvre straddling

ridge. West side: stable/granary range has recessed round-headed door to right of centre, with rectangular board hatch door to right, row of small breathers at first-floor level, and first-floor board door to left of centre flanked by a pair of louvred hatches to right, and a single similar hatch to left. Single-storey section to right has board door with hatch to right. All doors with wrought-iron strap hinges. Interior not inspected.

- The proposals will retain the footprint of the existing building and introduce doors / windows of a Georgian style to suit the period style of the original buildings and take into consideration the architectural styles and characteristics of the listed buildings within the surrounding area.
- The proposals will also create the least potential intrusion into the view from the main highway and any impact upon neighbouring listed buildings. The intrinsic value and character of the listed building remains unaffected and it is considered that these proposals make a positive contribution to the local environment.

## **DESIGN OF THE SCHEME .**

### **The Design Process**

- Following an assessment of the site and its surroundings, a number of constraints and opportunities have been determined. These are identified below and have been used to inform the design principles and objectives for the site:

### **Constraints**

- Ensure the protection of the architectural and historic interest of the surrounding buildings.
- Provide a proportional amount of building which would respect the character and setting of the surrounding area.

### **Opportunities**

- Enhance the character and appearance of the property by renovating the dilapidated buildings to include the introduction of hardwood doors and windows in keeping with the period style of the existing building including matching facing brickwork.
- Improve the setting of the building in context with the surrounding land uses.

### **Design Objectives**

- After taking into account national guidance and, where relevant, the local planning policy framework, the proposals will seek to protect and enhance the character and setting of the existing dwellings in the area. The use of appropriate material, to replace previously inefficient and dilapidated materials also contributes to the wider character of the area.

### **Overall Design Approach – Inclusive Design**

- On the above basis, the design objectives relevant to the site and which underpin the development proposals are as follows:

### **Character and Context**

- Respond to the existing character of building, whilst creating architectural design that will, in its own right, have a sense of identity.

### **Ease of Movement**

- Ensure easy access by foot and cycle to both public transport links and surrounding areas.
- To achieve access for all ages / abilities as an integral part of the design.

### **Legibility and Diversity**

- Establish a site arrangement where design character defines the space.
- Add to the residential mixture of premises within the surrounding area.

### **Variety and Richness**

Promote quality detailed design with durable materials that enliven the locality.

- Ensure variety of detail and materials whilst maintaining a coherent overall sense of place within the community.
- Use local materials and craftsman where possible, to add to the vernacular of the building.

- **Site and Surroundings** The new development will be constructed with due consideration to its surroundings and respect to the integrity of neighbours privacy.
- Impact on local services No impact on local services.
- Scale The design of the proposal is felt to be proportionally acceptable and will not cause any disturbance to the local community or environment.

## CONCLUSION

It is strongly felt that the proposed design is to be sympathetic with the immediate existing building and adjacent properties and causes no disturbance to its surroundings.

- The proposed conversion and renovation to the existing property shall maintain the character of the Area.
- The proposed conversion and renovations are of a high quality in design and materials, in keeping with the requirements of Planning and Building Regulations.
- Careful consideration has been given to the existing siting, mass, materials, colour, and detail of the proposed works.