



RE: To seek planning permission for Rebuild of Barn 8, Abbey Farm, Alby, NR11 7HG in line with the existing Class Q planning permission but now falls outside its criteria due to necessary works

1. Introduction -

- 1.1 This Design and Access Statement outlines the proposal for the rebuild of Barn 8 at Abbey Farm, located in Alby, NR11 7HG. The barn, which had previously been granted Class Q planning permission under reference PU/21/1934 for its conversion from agricultural to residential use.
- 1.2 During construction we encountered unforeseen structural issues during its construction. This necessitated the careful deconstruction of the barn, with all salvaged materials stored for future use in its reconstruction. As a result, a new planning application is now being sought to regularise the situation and facilitate the rebuilding of the barn using the original salvaged materials while maintaining the previously approved scale and design.
- 1.3 The statement outlines the design rationale, access considerations, and the proposed measures to ensure that the rebuilt structure aligns with the character of the surrounding area and provides appropriate access while addressing any issues resulting from the partial demolition. Additionally, the statement highlights the efforts to ensure that the rebuilt structure will contribute positively to the site and its environs, with due consideration for sustainability, environmental impact, and the amenity of the area.
- 1.4 The proposed rebuild of Barn 8 at Abbey Farm aims to replicate the scale and form of the existing barn, as demonstrated in the attached plans. Furthermore, the design incorporates all existing materials salvaged from the partial demolition, ensuring the preservation of the historical and architectural character of the structure.
- 1.5 We trust that the information presented within this Design and Access Statement will demonstrate the merits of the proposed rebuild and regularisation of planning for Unit 8, Abbey Farm, and its compliance with relevant planning policies. We remain committed to working closely with the local planning authorities to address any concerns and ensure that the proposed development aligns with the best interests of the local community and the broader planning objectives.

2. Planning History -

- 2.1 The original Class Q planning permission, granted in November 2021 under reference PU/21/1934, had permitted the change of use of the barn from agricultural to residential, along with all necessary associated works for its conversion. Despite the commencement of works at the start of 2023, unforeseen structural issues prompted the careful deconstruction of the barn on safety grounds, as advised by our structural engineer.

3. Incorporation of Existing Materials -

- 3.1 In adherence to our commitment to sustainability and historical preservation, all salvaged materials from the partial demolition of the existing barn have been carefully integrated into the design of the rebuild. This includes but is not limited to reclaimed timber, bricks, roofing materials, and any other salvageable elements. These materials, having withstood the test of time, will be utilised in a manner that respects their original character and patina, adding an authentic and historic touch to the rebuilt structure.
- 3.2 By incorporating these salvaged materials, we not only pay homage to the history of Abbey Farm but also reduce the environmental impact associated with new material production and waste. Furthermore, the reuse of these materials ensures that the rebuilt barn maintains a visual and textural connection to its predecessor, fostering a seamless transition between old and new.
- 3.3 By doing so, the historic character of the farmyard will be preserved, maintaining the visual and historical integrity of the site. The proposed rebuild will therefore be in line with the original Class Q planning permission, despite the need for a new planning application.



4. Historic Setting Preservation -

- 4.1 Barn 8 at Abbey Farm is situated within a historically significant farmyard, which comprises eight barns and a 16th century farmhouse. The setting in which Barn 8 resides holds immense cultural and architectural importance, representing centuries of agricultural heritage and rural tradition. It is paramount that this historic setting is carefully maintained to ensure the continued preservation of its unique character and significance.
- 4.2 The proposed rebuild of Barn 8 has been meticulously designed to seamlessly integrate with the existing farmyard, ensuring that its scale, form, and materials harmonise with the surrounding structures. This approach aims to preserve the visual and historical integrity of the farmyard, safeguarding its place within the local heritage landscape. Furthermore, the rebuilding process will utilise salvaged materials from the original barn, further reinforcing the historical continuity and authenticity of the farmyard's built environment.

5. Works carried out before works stopped -

- 5.1 Prior to the cessation of works, significant progress had been made in the reconstruction efforts for Barn 8 at Abbey Farm. Specifically, the north, south, east, and west elevations had been rebuilt to eaves height, utilising the entirety of the reclaimed materials salvaged from the original structure. This meticulous reconstruction process ensured that the historical fabric of the barn was carefully preserved and integrated into the rebuilt elevations, contributing to the retention of its authentic character and visual continuity within the farmyard setting.
- 5.2 Photos of work carried out -



- 5.3 Furthermore, as part of the restoration initiative, all foul drains were systematically renewed, and the foul drainage system was successfully reconnected to the existing package treatment plant that the barn had originally been linked to. This critical infrastructure upgrade aligns with our commitment to modernising the barn's services while respecting its historical context, ensuring that the property is equipped with essential facilities that adhere to current standards and regulations.
- 5.4 The completion of these essential reconstruction and infrastructure renewal works underscores our dedication to the comprehensive restoration of Barn 8 at Abbey Farm, reflecting our unwavering commitment to preserving its historical integrity and preparing it for sustainable future use.

6. Nutrient Neutrality -

- 6.1 The current planning permission for the development of Barn 8 at Abbey Farm does not necessitate further mitigation measures to align with the North Norfolk District Council's commitment to nutrient neutrality. This is primarily due to the fact that the new permission utilises the existing wastewater system that has been in place and operational for over a decade. Notably, Barn 8 had been connected to this established system for a period exceeding 10 years, and this connection was reaffirmed when planning permission PU/21/1934 was initiated in early 2023.
- 6.2 The continued utilisation of the existing connection to the wastewater system remains consistent with historical usage and previous planning permissions. The operational history of the connection demonstrates its ongoing use in a manner that aligns with the existing waste management infrastructure. This historical context underscores the established and ongoing suitability of the wastewater system, as evidenced by its continued usage and adherence to the parameters established by previous planning permissions.
- 6.3 When completed the existing use demonstrates the same Nutrient load as the proposed use as they are the same, the proposed use ultimately replaces the existing use therefore obtaining an Nutrient Neutral position.
- 6.4 Given the sustained and unaltered nature of the connection to the existing wastewater system, as well as its demonstrated alignment with historical usage and prior planning permissions, it is evident that the current planning permission for Barn 8 does not require further mitigation measures to conform to the nutrient neutrality policy of the North Norfolk District Council. The established and longstanding functionality of the wastewater system in relation to the site ensures that the development remains in accordance with the council's policy without necessitating additional mitigation.

7. Local Investment and Community Impact -

- 7.1 As a local business owner and member of the community, we have made substantial investments in the restoration and renovation of Abbey Farm over the past three years. With a commitment to preserving the area's historical and cultural heritage, we have allocated millions of pounds to revitalise the farm, ensuring its sustainable use for future generations. This investment has allowed us to restore the farm's buildings, including the 16th century farmhouse and the surrounding barns, while also promoting high-quality, sustainable property development within the local area.
- 7.2 Our efforts have not only contributed to the preservation of the area's architectural legacy but have also had a significant impact on the local economy. Through our restoration and development initiatives, we have become a major local employer, providing job opportunities and supporting the livelihoods of community members. Furthermore, our commitment to sustainable property development has set a standard for responsible and environmentally conscious practices within the region, demonstrating our dedication to the long-term well-being of the local community and environment.



8. Highways and Access -

- 8.1 The proposed application for the rebuild of Barn 8 forms no new highways uses, as there was already an existing barn in this location, and the Class Q planning permission for its conversion to residential use is still live, despite the unforeseen circumstances that led to the need for the new planning application. The access to the site will remain unchanged, and no additional impact on highways and access is anticipated.
- 8.2 This Highways and Access Statement provides an overview of the proposed development and its impact on highways and access in relation to the existing planning permission for a 2-bedroom residential dwelling at the site. The current planning permission, while allowing for the implementation of the residential dwelling, creates a specific highways use. The new planning application seeks to replace this use, resulting in a like-for-like highways impact, which will be discussed further in this statement.
- 8.3 The site currently holds an existing planning permission for the development of a 2-bedroom residential dwelling. However, the implementation of this permission would introduce a specific highways use, as associated with residential occupancy, to the site. This use has implications for vehicular access, parking, and traffic flow within the local road network.
- 8.4 The proposed development outlined in the new planning application seeks to replace the existing planning permission for the 2-bedroom residential dwelling with a like-for-like proposal, resulting in a similar highways impact. The nature of the development and its associated use in terms of vehicular access, parking requirements, and traffic generation are expected to remain consistent with the original permission.
- 8.5 The proposed development will be designed to maintain appropriate access and egress points to and from the site, ensuring that it complies with local highways standards and does not adversely impact the flow of traffic on adjacent roads. Parking provisions will adhere to local regulations and will be designed to accommodate the needs of the development without causing undue congestion or obstruction. All necessary measures will be taken to ensure that the proposed development complies with local highways regulations and minimises any potential impact on the surrounding road network.

9. Conclusion -

- 8.1 In conclusion, the rebuild of Barn 8 at Abbey Farm seeks to rectify the unforeseen structural issues encountered during its initial construction while upholding the previously approved Class Q planning permission. The proposed use of salvaged materials for the reconstruction ensures the retention of historical and architectural continuity, while the site's access and highways considerations remain unchanged. It is our belief that this proposal aligns with the original intent of the planning permission and will contribute to the continued enhancement of Abbey Farm in a manner that respects its historical significance.
- 8.2 In addition the proposed rebuild of Barn 8 at Abbey Farm aims to honour and preserve the historic setting in which it is situated, recognising the farmyard's intrinsic value within the local heritage landscape. Additionally, our ongoing investments in the restoration and development of Abbey Farm underscore our dedication to promoting sustainable and high-quality property development, while also contributing to the economic vitality of the local community. It is our belief that these efforts will ensure the continued relevance and vitality of Abbey Farm for generations to come, fostering a legacy of responsible stewardship and community enrichment.