

# Peter Wells Architects

PW1246 – January 2024

Design and Access Statement to support a full application for  
The Conversion of an Agricultural Building to Residential at  
Harvey's Farm, Ardleigh

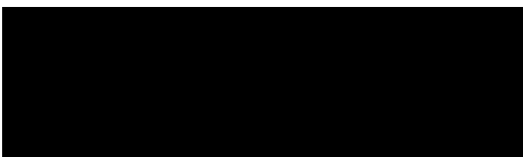
## 1.0 Introduction

This statement is to support a full planning application for the conversion of an agricultural barn to a single residential dwelling, at Harvey's Farm in Ardleigh. This follows confirmation from Tendring District Council that Prior Approval for the conversion on the barn to a dwelling is not required under Class Q of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018, (reference: 23/00463/COUNOT). This full application is to clarify the residential garden area, includes the insertion of a new first floor, revised floor plan/elevations and window/doors, and clarifying access and parking arrangements.

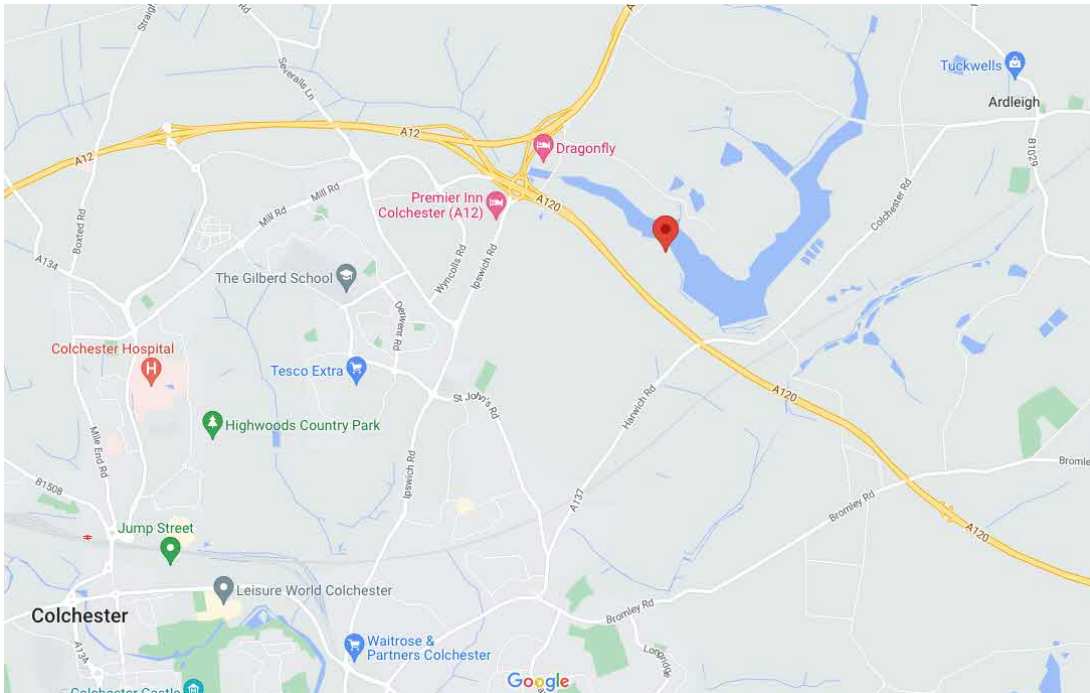
Harvey's Farm is located on the south side of Ardleigh Reservoir, approximately 2 miles to the south-west of Ardleigh village and approximately 4 miles to the north-east of Colchester town centre. It is access via a private drive leading from Crown Lane South, that in turn can be reached via Colchester Road (the A137). The location of the barn is shown in pictures 1 & 2 below.



Picture 1 – Aerial view showing the location of the barn (red arrow) at Harvey's Farm in Ardleigh.



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Picture 2 – The location of the barn (red marker) to the south-west of Ardleigh

## 2.0 Existing Building

The existing floor plan and elevations are shown on enclosed drawing PW1246\_PL11.

The building is a detached barn with green profiled metal cladding to the walls and cement/asbestos profile roofing sheets to the roof. Rainwater goods are in uPVC, colour black – see picture 3 of the barn below.

The Class Q application was for the conversion of the barn into a single ‘larger dwellinghouse’ of approximately 226m<sup>2</sup>.



Picture 3 – The agricultural barn at Harvey’s Farm

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## 3.0 The Proposed Works

The proposed floor plans are shown on enclosed drawing PW1246\_PL12, proposed sections and site plan are shown on enclosed drawing PW1246\_PL13 and the proposed elevations are shown on enclosed drawing PW1246\_PL14.

The proposal includes the insertion of a new first floor that will contain bedroom and bathroom accommodation including a master bedroom suite, 4no. further bedrooms (3no. with en-suites) and a family bathroom.

The ground floor contains an open-plan kitchen/dining/sitting room, an office/study, playroom, lounge, utility room, cloakroom and plant room. The staircase/entrance foyer is located centrally within the barn and will be a full height space.

The total internal floor area will be 437.7m<sup>2</sup>.

### 3.1 Design

The design of the proposed dwelling still retains the agricultural appearance. The walls will be finished in brickwork on the ground floor and natural zinc cladding to the first floor. The roof will be finished in natural zinc and windows and doors will be in PPC aluminium, colour Satin (RAL 7024). There are 2no. flues which will be in stainless steel. Due to the insertion of a new first floor, and a revised ground floor layout, a number of new window and door openings will be required; these have been kept to a reasonable amount to allow sufficient light into each living space.

### 3.2 Vehicular Access/Parking

The farm complex has an existing vehicular access via a single lane private driveway with passing bays that is currently shared with the farmhouse to the north and therefore has very little traffic flow. In order to separate the dwelling from the remaining farm complex, a new access driveway is proposed adjacent to the farm entrance, as shown on the proposed block plan. The driveway will provide access to 3no. parking bays, and there will be sufficient space for turning vehicles within the dwelling curtilage.

### 3.4 Residential Curtilage

The area of land that will become residential garden is indicated on the red line boundary on the enclosed block plans. The proposed garden area extends into the agricultural land to the south in order to provide a sufficient garden area for the size of the dwelling, and boundaries will be established with 1.2m high post & rail fencing to all boundaries.

## 4.0 Planning Considerations

### 4.1 Contamination

A Stage I, Tier I Geo-Environmental Desk Study Report by JPC Environmental Services is enclosed with this application.

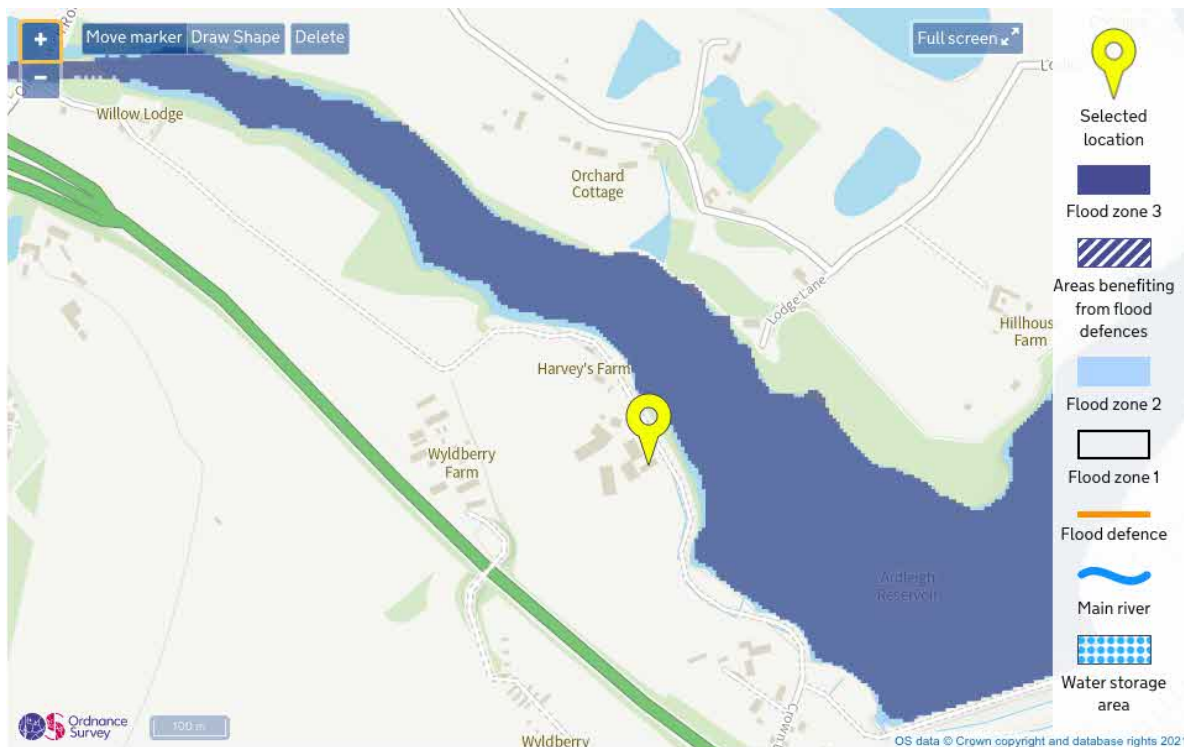
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## 4.2 Ecology

A Preliminary ecological Appraisal has been carried out by Liz Lord and is enclosed with this application.

## 4.3 Flood Risk

The whole site is located in Flood Zone 1 (see picture 4 below), and therefore a Flood Risk Assessment has not been carried out.



Picture 4 – Extract from the EA Flood Risk map showing the site in Zone 1.

## 5.0 Conclusion

Permission to convert the agricultural barn at Harvey's Farm in Ardleigh has already been established under a Permitted Development Class Q application. This full application is therefore to formalise details of the scheme that cannot be approved under a Class Q application, including clarifying the residential garden area, the insertion of a new first floor, revised floor plan/elevations and window/doors, and clarifying access and parking arrangements.

The result will be an attractive five-bedroom detached dwelling, in keeping with the rural surroundings.