

## **DESIGN & ACCESS STATEMENT**

**CONVERSION OF BARNES TO 1 NO. RESIDENTIAL  
DWELLING AND 3 NO. HOLIDAY LETS  
(PHASED DEVELOPMENT) INCLUDING  
DEMOLITION OF DUTCH BARN TO THE EAST OF  
THE BARNES**

**GRANGE FARM BARNES, MAIN ROAD, WISETON,  
DONCASTER, DN10 5AE**

**Applicant – M D Langley & Sons**

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## 1.0 PLANNING HISTORY

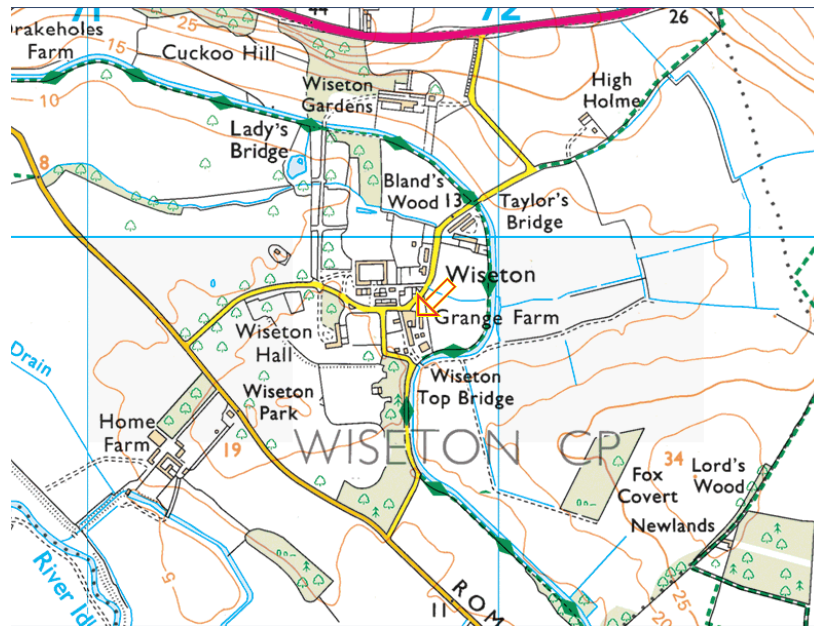
- 1.1 The whole site was granted planning permission for conversion to 5 No. dwellings together with associated works including access on 26 January 2015, ref. No. 13/00319/FUL.
- 1.2 The buildings were then marketed and the applicants, together with other members of the family, bought individual plots.
- 1.3 Planning permission was granted in 2016 and 2017 to convert 2 of the barns and outbuildings into dwellings under planning ref. 16/01331/COU 16/01332/LBA, 16/01774/COU and 16/01775/LBA.

## 2.0 THE PROPOSAL

- 2.1 It is proposed to convert the existing redundant barns to 1 No. residential dwelling along with 3 No. holiday lets including the demolition of the dutch barn to the east of the barns.
- 2.2 The residential dwelling will be occupied by a member of the family resulting in the whole family residing at Grange Farm.
- 2.3 The principle, and indeed much of the detail of conversion, has already been accepted by the Council with the existing scheme approved on 26 January 2015, ref. 13/00319/FUL, therefore it is not proposed within this statement or this application to provide justification for the conversion of these barns to residential.
- 2.4 The remaining areas of the barns are to be split into 3 to provide 3 No. holiday lets.

## 3.0 THE SITE

- 3.1 The site forms part of the old farmstead of Grange Farm at Wiseton. The application is for planning permission to convert 2 No. barns into a single residential dwelling to be inhabited by a family member of the applicant, and 3 No. holiday lets, together with a car barn, car parking and manoeuvring and to use the existing vehicular entrance.



Site Location Plan

- 3.2 The buildings in question are currently unoccupied and now in a derelict state.
- 3.3 The site is located on the edge of the village of Wiseton. As mentioned previously, the other buildings on site have been granted planning approval for residential occupancy and therefore the site now has residential use.
- 3.4 The site is approximately 0.28ha with access directly onto Main Road.
- 3.5 The site is bounded by a well-established mixed hedge.
- 3.6 It is proposed to use the existing entrance into the site to access Barn A and to reuse and improve the existing field entrance to access Barns B, C and D.
- 3.7 It is not proposed to make any external alterations to the road facing elevation of the barns but rather reinstate the buildings original historic apertures and features.
- 3.8 The site is in flood zone 1 and therefore does not require a Flood Risk Assessment.
- 3.9 All the redundant buildings are non-designated heritage assets. A Heritage Impact Assessment has been produced by Pegasus Group and is attached at Appendix A.

#### 4.0 LOCATION OF THE BARNES

- 4.1 As detailed before, the barns form a part of the complex known as Grange Farm.
- 4.2 The farm buildings are located adjacent to the Grade II listed farmhouse which is known to be a 17<sup>th</sup> century structure whereas the barns are late 18<sup>th</sup> century and early 19<sup>th</sup> century with later 20<sup>th</sup> century structures added.
- 4.3 The barns are located within the conservation area which covers the majority of the village. The proposal is for the retention and conversion of the group of buildings retaining the agriculture appearance and presence of the buildings.
- 4.4 The outbuildings stand within their own grounds separated from the farmhouse by a substantial wall, dense hedge and a track. The agricultural buildings are not physically linked or attached to the Grade II farmhouse and stand within their own curtilage which of course is the farmyard whereas the listed building stands in its own curtilage which is its surrounding gardens.

#### 5.0 DETAILS OF THE PROPOSAL

- 5.1 The proposal is to convert the redundant barns into 1 No. single storey 2 bed holiday home, 1 No. two storey 2 bed holiday home, 1 No. two storey 3 bed holiday home and 1 No. two storey 3 bed family home for a family member of the applicant to reside in.
- 5.2 The proposed conversions will remain within the same building footprint. There will be no extension to any of the barns.
- 5.3 Barn B shown on the attached drawing No. 4C will be occupied by a member of the applicant's family. The already approved planning applications, referred to in 1.3 above, for conversion of the other barns on the site are occupied by the remaining members of the family. This final conversion will allow the whole family unit to reside at Grange Farm together.
- 5.4 The proposed dwelling shown as Barn A, will be accessed via an existing gate originally used to access Grange Farmhouse and via an existing gated field entrance for the other 3 properties. The drives and proposed parking areas are to be golden gravel.
- 5.5 A car barn is to be erected in accordance with guidance from B J Collins Protected Species Surveyor Ltd. This is to rehouse bats that have been discovered in the roof space of Barn B. The proposed car barn has been sited

as suggested by B J Collins Protected Species Surveyor Ltd to ensure the bats are familiar with the new roost and is within a minimum distance for them to migrate to.

- 5.6 Parking for each dwelling is proposed on site and is shown on drawing No. 5A
- 5.7 The proposed dwellings will conform as a minimum to the new Part L building regulations that came into force in June 2022.
- 5.8 A standing out area for refuse collection is to be sited at the main entrance to the proposed development.
- 5.9 The front boundary currently has an existing well-established hedge. There will be no changes to this. Main Road is subject to a 30mph speed limit. Visibility splays of 2.4 x 45.0m in each direction are achievable from both proposed entrances.

## 6.0 MATERIALS

- 6.1 Roof finishes to the car barn will be non-interlocking natural clay pantiles to match the existing. Any new tiles required as replacements are to match the existing.
- 6.2 Any new or replacement brickwork will be formed using reclaimed facing bricks that match as near as possible to those that exist on site and laid in a bond to match the majority of brickwork on the host building.
- 6.3 Windows and doors will all be double glazed UPVC Heritage style as shown in The Residence Collection brochure, copy attached at Appendix B.
- 6.4 Both gutters and downpipes are to be UPVC but will be cast iron lookalike as Brett Martin range or other very similar. Gutters are to be fixed using galvanised steel rise and fall brackets and bows and pins.
- 6.5 Similar vertical boarding to that used on the already converted farmhouse and barn is to be used in conjunction with windows and doors on this development where shown.

## 7.0 ACCESS AND HIGHWAYS

- 7.1 As described earlier, access to the site is to be gained from the 2 No. existing entrances, one being the original farmyard access and the other being an existing gated field entrance both exiting directly onto the highway.
- 7.2 The verge crossing and the first 5.0 metres into the site will be formed in a bound material, hot rolled tarmacadam or other. Beyond this, the accessway will be formed in a loose material to aid natural drainage as it is at present.
- 7.3 Hardstandings adjacent to the barns will be golden gravel again to aid the natural drainage of surface water.
- 7.4 A bus stop is located adjacent to site with buses, route No. 197, with buses running to and from Retford and Beckingham.
- 7.5 Public Footpath Wiseton FP1 runs from the eastern side of the site along the Chesterfield Canal to Drakeholes and Wiseton FP4 runs from the southern side of the site to Clayworth.

## 8.0 HOLIDAY HOMES REQUIREMENT

- 8.1 Wiseton is a small village, country estate and civil parish situated between the villages of Gringley-on-the-Hill and Everton, approximately 5.6 miles (9.0 km) southeast of Bawtry and 7.7 miles (12.4 km) west of Gainsborough.
- 8.2 There are several places to see and visit around Wiseton for holidaymakers.
- 8.3 Not only does the Chesterfield Canal neighbour the site but 2 No. public footpaths run parallel to the site. This will enable guests inhabiting the holiday let accommodations to explore the village of Wiseton and take in the beautiful scenery and surroundings of the historic country estate.
- 8.4 A local critically acclaimed village pub, The Mucky Duck, is approximately 1.3km at Drakeholes. The Mucky Duck is a Grade II listed late 18<sup>th</sup> century inn. This offers private dining, afternoon tea and drinking facilities.
- 8.5 Wiseton Cricket Club is located to the rear of the site with match days taking place throughout the warmer months, guests staying at the accommodation can enjoy viewing the cricket matches.
- 8.6 St Peter's Church which houses Traquair Murals, is located approximately 1.5km away from the proposed site.

- 8.7 St Peters Church is an ancient church dating back to the 13<sup>th</sup> century. The chancel is decorated with fine murals by the renowned Scottish artist Phoebe Anna Traquair 1852-1936. This is a known local attraction and heritage asset for not only visitors but locals to visit.
- 8.8 There are 2 public houses with restaurants named The Blacksmiths and The Brewers Arms located in the neighbouring village of Clayworth approximately 1.80km away from the holiday lets. The bus stop located outside of the site runs frequently past the village or it can be accessed via public footpaths.
- 8.9 Retford and Worksop Boat Club resides in the neighbouring village of Clayworth, this showcases an array of passing canal boats and also has a public house and bar nestled by the canal. This is the perfect place for holiday let guests to unwind and enjoy the tranquil canal-side ambiance including the festival of lights which is held on the canal in Autumn and passes through Wiseton.
- 8.10 The holiday lets are to be advertised, monitored and ran through a well-established holiday booking company, Sykes Holiday Cottages or similar. The applicants will maintain an up-to-date register of the occupants of each holiday let including dates of arrival and departure and the occupants home address and this information will be available on request for the LPA to view.

## 9.0 SERVICES

- 9.1 The barns have mains electricity connected and the group together has mains water.
- 9.2 As the group is not served by main drainage it will be necessary to link to the small package treatment works, all as approved on application, ref. No. 16/01331/COU, dated 6 December 2016.

## 10.0 FLOODING

- 10.1 The site is located within flood zone 1 and therefore a flood risk assessment is not required. However, porous surfaces are to be used for hardstandings etc to aid natural drainage and rainwater harvesting for garden use will be incorporated.

## 11.0 ECOLOGY

- 11.1 The whole project and range of buildings has been the subject of protected species surveys carried out by B J Collins Protected Species Surveyors in 2007, 2013 and 2016 with a follow-up survey being carried out in 2021. The follow-up survey dated January 2022 is attached at Appendix C, together with an email from B J Collins which suggests a planning condition is placed on the approval.
- 11.2 The bat survey showed presence of a bat roost in the roof space of Barn B. It has therefore been suggested a new bat roost is formed in the roof space of a much-needed car barn. The specifications are attached at Appendix D. The elevations and floor plans of this are on drawing No. 6.

## 12.0 AFFORDABLE HOUSING CONTRIBUTIONS

- 12.1 Given that the proposal is for the provision of 1 No. dwelling and holiday home accommodation by conversion, it is clear that there will be no contribution towards the providing of affordable housing within the district.

## 13.0 CIL

- 13.1 The development is in an area where CIL is liable at a rate of £55:00 per square metre of proposed floor area.
- 13.2 It is proposed that this development is to be phased with the family member residing in Barn B applying for self-build CIL exemption.

## 14.0 HERITAGE AND CONSERVATION ASSESSMENT

- 14.1 The whole of the farmyard is within the Wiseton conservation area and it has been suggested previously that all of the structures making up the farm are listed by association to the farmhouse now known as The Grange.
- 14.2 On the heritage map on the Council's website, the only listed building is The Grange and this listing has no descriptive link to this group of buildings, save only to state that it is a farmhouse.
- 14.3 The bulk of the farm buildings are identified as "positive buildings" and the proposed scheme respects this designation and reuses the footprint of the



existing structures. Materials and finishes are those that were originally used in the old agricultural buildings.

- 14.4 A full heritage impact assessment has been carried out by Pegasus Group and is attached at Appendix A.

## 15.0 NPPF AND LOCAL PLAN

- 15.1 Bassetlaw does not have a made Local Plan and therefore minimal weight and guidance can be taken from the draft Local Plan.

- 15.2 Wiseton itself does not have a Neighbourhood Plan and it is not included in any nearby villages plans.

- 15.3 Policy 83 of the NPPF states *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*

This proposal includes the provision of 3 No. holiday let accommodations. This will in turn bring business to the neighbouring villages as guests may use the local public houses, shops and amenities, sports facilities and public transport.

- 15.4 Policy 84. Of the NPPF states *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; (c) the development would re-use redundant or disused buildings and enhance its immediate setting;*

This proposal will convert, restore and refurbish the dilapidated non designated heritage assets to their former natural built status. With guidance from Pegasus Group, the design and external elevations have been carefully detailed to replicate the original buildings design. The current run-down buildings have a negative impact on the surrounding heritage assets and generally detract from the built form environment in the village. This proposal will renovate the barns and result in an aesthetically pleasing group of non-designated heritage assets.

- 15.5 Policy 88. Of the NPPF states *Planning policies and decisions should enable: (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; (b) the development and diversification of agricultural and other land-*

*based rural businesses; (c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

This proposal meets and in fact surpasses each one of these requirements. The existing farm is underused, the barns have not been in use for several years and as shown in the structural report completed by Paul Carter Design Ltd, Structural Engineers, attached at Appendix D, all barns in this proposal need remedial work to be functional and habitable.

- 15.6 Policy 108. States *Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: (c) opportunities to promote walking, cycling and public transport use are identified and pursued.*

This site is located adjacent to the Chesterfield Canal, 2 No. public footpaths which lead to neighbouring villages and is sited opposite the village bus stop. Sustainable travel within this rural setting is definitely achieved.

- 15.7 Policy 135 states *Planning policies and decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

The thorough Heritage Impact Assessment attached at Appendix A shows the benefits from the renovated barns and the positive impact this conversion will have on the surrounding listed buildings and heritage assets.

- 15.8 Policy 195. states *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value 71 . These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

The barns in this application are the last remaining unfinished and dilapidated portion of Grange Farm that are to be renovated. This final renovation will restore the non-designated heritage assets and enhance their significance of heritage.

## 16.0 STRUCTURAL APPRAISAL OF BUILDINGS

- 16.1 A full structural inspection report has been carried out by Paul Carter Design Ltd and is attached at Appendix E.

## APPENDICES

- Appendix A Built Heritage Statement produced by Pegasus Group
- Appendix B The Residence Collection brochure
- Appendix C Follow-up bat and protected species surveys produced by B J Collins Protected Species Surveyors dated January 2022 and email dated 12 September 2023
- Appendix D Car barn specification
- Appendix E Structural Inspection Report produced by Paul Carter Design Ltd

PHOTOGRAPHS – GRANGE FARM BARN, WISETON, DN10 5AE















Dutch barn to be demolished

