

# **PLANNING, HERITAGE and DESIGN & ACCESS STATEMENT**

**Conversion of Barn into a House  
Alterations to facilitate the change**

**at**

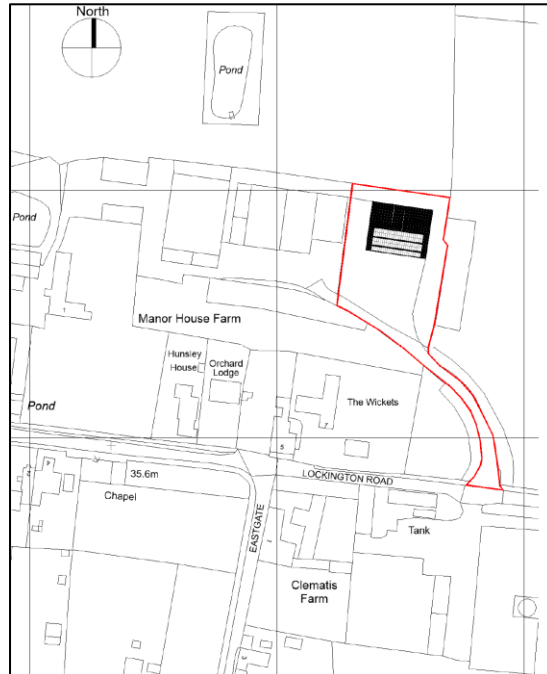
**Manor House Farm, Lockington Road, Lund**



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# 1 Introduction

1.1 The application site (measuring 2742sqm) is located on the eastern extremity of Manor House Farm, just north of Lockington Road, at the north-eastern side of the village of Lund.



1.2 To its west are other farm buildings; to its east and north are fields; and to its south is an access track to the farm, beyond which are houses fronting onto Lockington Road. There is a stand of trees alongside its eastern boundary.

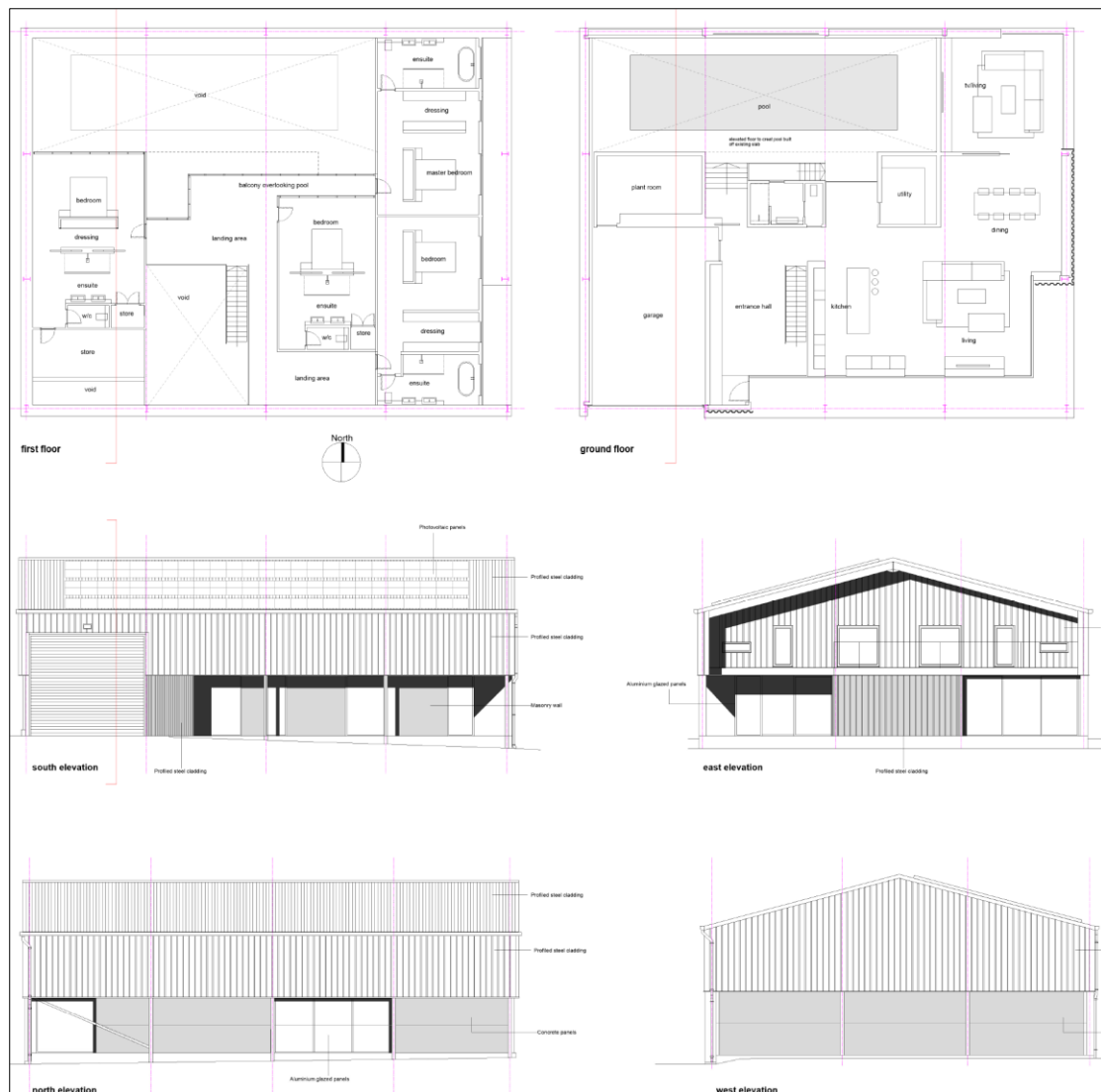


## 2 The Proposal

2.1 The application involves the conversion of the barn into a house. Internal alterations and minimal external alterations to the cladding, will be required to allow the conversion. No structural works will be required.

2.2 The main living rooms will be on the ground floor, where there will also be an integral garage and an indoor swimming pool. On the first floor, four bedrooms will be created.

2.3 The majority of the existing wall fabric will be retained. The main change will be on the eastern elevation where new areas of glazing at first floor and to a lesser extent at ground floor level will be introduced. Parts of the ground floor of the south and east facing elevations will be recessed with new windows introduced. A small amount of new glazing will be inserted into the northern elevation.

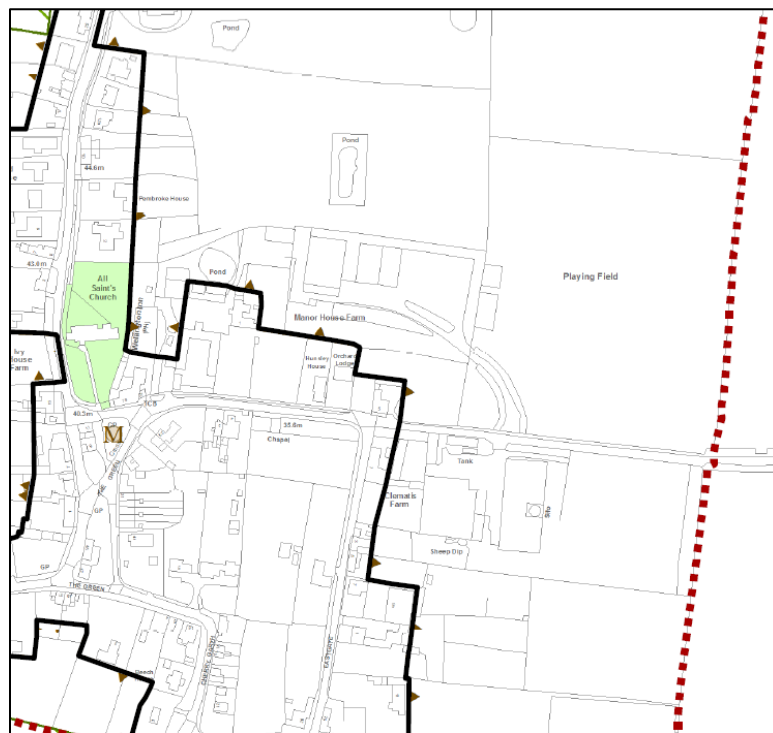


### 3 Planning Policy

3.1 The Development Plan is the Local Plan Strategy Document and Policies Map for the East Riding (2016). The National Planning Policy Framework (The Framework) 2021 is a material consideration, as is the Lund Conservation Area Appraisal.

3.2 The Framework explains that at its heart is a presumption in favour of sustainable development which has 3 objectives: economic, social and environmental. Local Plan policy S1 has the same commitment to sustainable development.

3.3 The site lies outside the development limit of Lund which is shown by a thick black line on the extract from the Local Plan policies map for Lund below. It lies within the Lund conservation area – shown by the brown dotted line.



3.4 Outside of the defined Local Plan development limits land is regarded as Countryside. Part A of policy S4 states that development outside settlements will be supported where it:

1. is of an appropriate scale to its location taking into account the need to support sustainable development;
2. Encourages the re-use of previously developed land where appropriate; and
3. Does not involve a significant loss of best and most versatile agricultural land.

3.5 Part C of the policy explains that a limited range of developments will be supported where they respect the intrinsic character of their surroundings and:

C.1. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it would re-use a redundant or disused building without significant alteration or significant extension.

3.6 Policy ENV1: Integrating High Quality Design – expects development proposals will contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water. It also states that development will be supported where it achieves a high quality of design that optimizes the potential of the site and contributes to a sense of place.

3.7 Local Plan policy ENV3: Valuing Our Heritage explains that where possible heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. The significance, views, setting, character, appearance and context of heritage assets should be conserved, especially the key features that contribute to the East Riding's distinctive historic character, including conservation areas and listed buildings and their settings.

3.8 The Framework seeks to conserve and enhance the historic environment and requires the significance of any heritage asset that may be affected by a proposal to be assessed. It requires local planning authorities to take account of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 197).

3.9 In the case of designated heritage assets, the Framework requires that '*great weight*' is given to the conservation of the asset, and '*the more important the asset, the greater the weight should be*' (paragraph 199).

3.10 As the application site lies within the Lund conservation area, the proposal needs to be assessed for its impact on the character and appearance of the area and whether its significance is harmed.

## **4 Principle of the Development**

- 4.1 The application site lies just outside Lund. Part A of policy S4 specifies that development (in the countryside) that helps maintain the vibrancy of villages will be supported where it is of an appropriate scale to its location taking into account the need to support sustainable patterns of development; encourages the re-use of previously developed land where appropriate; and does not involve a significant loss of best and most versatile agricultural land. Paragraph 79 of the Framework also allows for housing development in sustainable locations such as this one.
- 4.2 In a small way this proposal will be a development helping to sustain the vibrancy of Lund, and equally, in a small way, will go to meet the housing needs of the East Riding. It would be in an accessible location.
- 4.3 A material consideration is that although the development would not involve previously developed land, it does involve an existing building that is surplus to the farm's needs. The proposal is therefore a good use of existing resources. It does not involve the loss of the best or versatile agricultural land. Given it's a reuse of an existing building, with sensitive external alteration, and involve only one house, it would be of an appropriate scale to its location
- 4.4 The principle of this development should therefore be acknowledged as being compliant with national and Local Plan strategic locational policy for sustainability and new housing development, as set out in the Framework and Local Plan policy S4A.
- 4.5 In terms of the Framework's three sustainability objectives – the development will have economic benefits involving economic activity in the construction sector by the applicant and its suppliers, creating or maintaining employment, and through expenditure by future occupiers using local facilities in their day to day lives.
- 4.6 It will meet social objectives as well in that a quality house will be delivered for which there is a market in the area.
- 4.7 Environmentally, the proposal involves a sensitive adaptation of an existing building. The proposed design of the house will respect the building's character and that of its location. Externally, around the building a garden of suitable size for the property will be created, all enclosed by walls, fences and planting to provide an appropriate setting for the building.

4.8 The proposals will also accord with Part C.1 of policy S4 in the sense that the re-use of the building will prevent the site from deteriorating through lack of a beneficial use. The design of the new house can be considered an interesting redesign and re-use of the existing building and by creating a domestic garden its setting and that of this part of the farm will be enhanced, mirroring that of the property known as The Wickets to the south.

4.9 Consequently, the development is compliant with Local Plan policy S4 and with the Framework's sustainability objectives. The principle of the conversion and use is policy compliant.

## 5 Design & Access

5.1 **Context** - The application site is located within defined countryside but not in a remote location or one devoid of buildings. Its immediate setting is one of a collection of farm buildings and village housing set in a rural landscape.

5.2 The **design principles** for this development are:

- To provide a home of high energy efficiency;
- To respect the character of the existing structure;
- To respect and not harm the character of the wider setting.

5.3 **Layout** – The new house retains the layout of the existing building.

5.4 **General Character, Massing, Scale & Materials** - The intention is to maintain the general massing and scale of the existing building.

5.5 Most of the existing cladding and concrete panels are to be retained and where changed the materials to be used will be matching. The extent of new glass is limited and sympathetically located both to provide light internally and to provide interest, primarily on the south elevation.

5.6 **Landscaping** – The garden will be laid to grass and new boundary hedgerows planted.

5.7 Therefore, the proposal will comply with Local Plan policy ENV1 and guidance within the Framework which requires development to respond to local character and reflect the identity of its surroundings.

5.8 **Residential Amenity** - There would not be any direct overlooking into any of the existing houses to the south due to the distance between. The house will have an appropriately sized private garden and would provide good amenity for the proposed occupants.

5.9 The proposal would therefore comply with Local Plan policy ENV1.

5.10 **Access** – An individual access off the private farm road will be provided. There will be parking spaces and garaging. The house will be accessible by mobility impaired residents.

5.11 These access arrangements comply with Local Plan policies ENV1 and EC4.



## **6 Heritage**

- 6.1 The building is not listed and cannot be considered a non-designated heritage asset. The nearest listed building is the Manor House, to the west, but this farm building cannot be considered to be within its curtilage for heritage purposes, even though it is within the same landholding i.e. the farm.
- 6.2 However, it does fall within the Lund Conservation Area, the Heritage Significance of which is defined within the Character Appraisal Statement as being found in its development, creating a cohesive street-scape of enclosure of traditional, mainly 18<sup>th</sup> and 19<sup>th</sup> century building types. It further states that the character and appearance is one principally of an historic farming village.
- 6.3 The barn is not mentioned in the Character Appraisal, and the building itself is not notable as having any characteristics that contribute to the significance of the conservation area.
- 6.4 However, being within a group of farm buildings associated with a working farm, which the appraisal notes as being the essential character of the village, its retention and repurposing without significant external change would maintain that character. Neither would there be any impact or harm to the significance of the rural agricultural land scape to the north and east which too is an important characteristic of the conservation area.
- 6.5 Consequently, the significance of the site overall to the character and appearance of the conservation area would not be harmed.

## **7 Conclusion**

7.1 It is considered that this proposal accords with the broad thrust of Local Plan sustainable policy. Although the development lies outside the development limits of Lund, the site is not isolated but is just on the outskirts of the village, within a collection of farm buildings and with residential properties close by.

7.2 The proposed adaptation of the existing building to create the house is of a sympathetic design that retains the character essence of the existing building and respects its setting within the conservation area.

7.3 The proposals therefore accord with Local Plan policy and with National Planning Policy Framework policy.