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Property address

Redhouse Farm
Waddingworth
Woodhall Spa
Lincolnshire
LN10 5EE



Site Aerial Image



1 About Faber Architecture

Faber Architecture is an award-winning RIBA Chartered Practice located in Louth, United Kingdom and Murcia, Spain. We operate in the fields of architecture, interior design and furniture design. The company was founded in Singapore before establishing our European studios. We are a medium-sized company, and our staff designs under the creative direction of the two founders, Glenn Jeffrey and Blanca De Juan Bayarri. Our team is international in outlook and composition, bringing to the practice a wide range of experience and methodologies to our projects. The cosmopolitan make-up of our staff defines our studio culture.

We work on all scales of projects, both locally and internationally, and are motivated by designing architecture that is socially, environmentally and economically sustainable. Underpinning all of our work is the drive to enhance the environment and sense of place for the users, inhabitants and visitors of the spaces we design. We are members of the 1+ organisation and are dedicated to devoting an element of our time and services towards pro bono, non-profit community projects.

We take sustainability very seriously and are committed to creating architecture with minimal environmental impact. Sustainability is fully integrated into our design process. We approach every new project as an opportunity to reduce energy consumption by making strategic decisions at the outset of a project, utilising passive techniques, building orientation, building form and site location. Environmental technologies and materials specific to each project complement the passive techniques we adopt.

Faber Architecture is an adopter of Architecture 2030 and UK Architects Declare Initiatives to ensure all new buildings, developments, and major renovations are carbon-neutral by the year 2030.



2 Introduction

The clients, A and A W Pritchard have commissioned Faber Architecture Ltd to submit their proposal for a farmhouse at Redhouse Farm, Waddingworth.

3 Location

The site is located in Waddingworth, approximately six miles to the north of Woodhall Spa and six miles to the west of Horncastle.

4 Site

The proposed site is located at:
Grid reference TF 18597 71258.
Easting 518597 Northing 371258.

The site is situated at Redhouse Farm, and is accessed from the existing farm access road. The site area is approximately 0.18 hectares. The site is situated on the high point of the pasture field that extends out in a northerly direction from the farm.



5 About Redhouse Farm

Redhouse Farm is a mixed farming family business ran by father and son, Andrew and Edward Pritchard and supported full-time by their partners, Alison and Jennifer Pritchard. The family farm an area of:

- 525 acres (owned) at Redhouse.
- 415 acres farmed via a tenancy agreement with the Church Commissioners.
- 600 acres via several Contract Farming Arrangements with private landowners.

The farm grows winter wheat, spring wheat, spring oats and spring beans; grass leys are also included in the rotation for the Romney breeding ewes and their young stock. Typically, there are 250 breeding ewes on the farm producing an average of 375 lambs per season.

The grass leys are also an excellent opportunity to improve the soil structure and increase organic matter; this helps to reduce the farm's reliance on chemicals. Another important part of the farming operation is the various stewardship schemes it has committed to. These schemes enable the farm to grow crops dedicated to supporting a diverse range of wildlife including its own group of wild deer.

Aside from the traditional farming responsibilities of rearing livestock and growing crops, Redhouse Farm has had to diversify enormously (like many farms across the country) to ensure its future, and as such, has become a significant contributor to the local and wider community in the county. These events are organised and hosted by the family in addition to their ongoing primary farming responsibilities.

The following events and activities take place at the farm throughout the year.

The Easter Trail

An event open to the public, which takes 2 weeks to prepare for. In addition to the Easter egg hunt for the children, the farm also provides food and refreshments at the event.

Visiting the Lambs

Once the ewes have finished lambing, the farm provides access for families to visit the new born lambs.

The Summer Maize Maze

Each summer, the family opens the farm for the month of August to allow families to explore the 'Maize Maze.' The maze is visited by people from all over the county during the childrens summer holidays.

Summer Events

Throughout the summer, the farm hosts a wide range events. Craft fairs are held at the farm, as are live music events and pub nights. Typically, four summer events are hosted per year.

Bees

The farm has its own resident honey bees that require attention throughout the year - ensuring they have enough food to survive the cold winter months, applying pest control methods in the summer, and harvesting the honey and preparing it for sale to the public.

Pumpkins

Redhouse Farm opens its gates for the entire month of October to allow the public to come and harvest their own pumpkins from the fields. Food and beverage stalls and activities for the children, such as face-painting, support the event.

Christmas

The farm is open for three weekends before Christmas for the public to visit and select their Christmas tree. Local food and beverage outlets support these weekends.

Weddings and Events

Redhouse Farm hosts wedding events on its grounds. In 2024, the farm is expecting twelve events. Aside from the day of the wedding, there is considerable time invested in the pre-planning of these events. In addition to the weddings, Redhouse Farm also hosts birthday and anniversary celebrations, family christenings and relaxed hen party events.

The Kettle and Cake

The Kettle & Cake is the farm's pop-up coffee shop, open during all of the farm's seasonal events, providing hot and cold drinks, homemade savouries and cakes. It also supports other local businesses by selling produce from local suppliers, such as handmade cards, gifts, pottery, bakery treats and home decorations to suit the season.

St Margarets Church

St Margarets church is one of many remote Lincolnshire churches made redundant in the 1970s. Located on the grounds of Redhouse Farm, the church is privately owned and maintained by the family.



6 The requirement for a new dwelling

The combination of running the farm and hosting public events and activities at the premises requires a full-time presence at Redhouse Farm.

Presently, Edward and Jennifer Pritchard reside in Wragby, and Andrew and Alison live on the farm at the Red House. All family members work full-time on the farm and are involved with the activities listed in the previous section.

Andrew and Alison are approaching retirement age, and whilst they wish to remain actively working and residing at the farm, they would like Edward and Jennifer to take the majority control of the day-to-day running of the business. To assist with this, the family would like to construct a new farmhouse to enable Edward, Jennifer and their young family to also reside on the farm and avoid travelling to and from Wragby several times per day. Living on the farm would be especially helpful during harvest time when the work hours are exceptionally long, and during the lambing season, when the livestock require immediate attention, working hours are unpredictable and often unsociable.

Being located on the farm would also assist with the diversification activities, when events can often extend late into the evenings.

7 Planning policy

The National Planning Policy Framework (NPPF) can in circumstances, support homes in open countryside. Within the Rural Housing section of the NPPF, paragraph 84, subparagraph (a) states the following:

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

This section of the NPPF describes the circumstances why Edward Pritchard and his family require a home at their place of work.

8 Planning history

Redhouse Farm has the following relevant planning history:

S/193/00839/21

Planning Permission

Erection of an agricultural workshop and store.

APPROVED

S/193/0514/21

Determination of whether or not prior approval is required for the siting, design and external appearance of the farm building to be erected.

APPROVED

S/193/01137/15

Determination of whether or not prior approval is required for the a) design or external appearance of the building b) transport and highways impacts of the development, c) the noise impacts of the development, d) contamination risks on the site, e) flooding risks on the site and f) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to 3no. dwellings, a use falling within Class C3 (dwellinghouses) of the schedule to the Use Classes Order.

APPROVED

S/193/00915/14

Determination of whether or not prior approval is required for the siting, design and external appearance of the erection of an agricultural building.

APPROVED

S/193/00266/11

Determination of whether or not Prior Approval is required for the siting, design and external appearance of an agricultural building for the storage of agricultural equipment.

WITHDRAWN

S/193/01027/10

Planning Permission

Erection of a free range poultry unit for egg production with egg store, office and w.c., siting of 2no. feed silos, provision of a unloading and turning area and construction of an access track in accordance with amended plans received by the Local Planning Authority on the 12th July 2010. APPROVED

S/193/03005/05

Determination of whether or not Prior Approval is required for the siting, design and external appearance of an agricultural portal framed building to be used for farm vehicles, storage and workshop.

S/193/01329/03

Planning Permission

Retention of extension and to continue to use part of the existing dwelling as a farm shop with sales area, tills/freezer area and provision of parking.

APPROVED

9 Planning pre-application advice

Discussions and enquiries were made with Michelle Walker of ELDC on 23 January 2024 and Andy Booth of ELDC on 08 February 2024. No issues were raised about the application as the NPPF supports housing for the reasons stated in previous sections of this document.

10 Architectural approach

The Pritchard family has designed the dwelling to be site-specific and respond to the dwelling's immediate context. The primary orientation of the house is north to take advantage of the views across the open countryside and limit solar gain into the home. By placing the garage to the south of the house, the access road to the home is as short as possible to limit its impact on the site.

The home's siting places the structure within the cluster of the existing farm buildings and Red House home at the farm. It is connected to the farm by the established tracks and access roads on the farm premises.

11 Form and scale

The dwelling's scale has been developed to closely match that of the existing structures on the farm to avoid any negative impact on the rural landscape when viewed in the context of the existing built forms on the farm.

As is the character of many farm buildings that have been adapted and repurposed to suit the farm's requirements at a given time, the form of the building is purposely composed of several elements to give the impression of an existing building that has been added to and extended over time. This quality is further highlighted by the changes in external materials on the facades and roofs.

12 Materials

The materials proposed for the dwelling have been carefully considered. The selection has been based on materials already in use on the buildings at the farm to ensure Antioch has a visible connection to the existing buildings, especially to that of the red bricks and plain clay roof tiles on St Margarets Church.

High-performance window units will complement the external material to minimise heating requirements and heat loss for the home.



Red multicolored facing bricks



Timber cladding



Slate roof tiles



Slate roof tiles

13 Sustainability

Heating

At this stage of the design, consideration is being given to both air source heat pumps and ground source heat pumps. Both systems provide heat for a pressured hot water cylinder within the building for the hot water supply, underfloor heating and radiators.

Lighting

All rooms have windows and/or roof lights to ensure the dwelling utilises natural lighting wherever possible. This in turn reduces dependency on artificial lighting throughout the day.

Water efficiency

The dwelling will use water-efficient fittings to limit the average water usage per person per day.

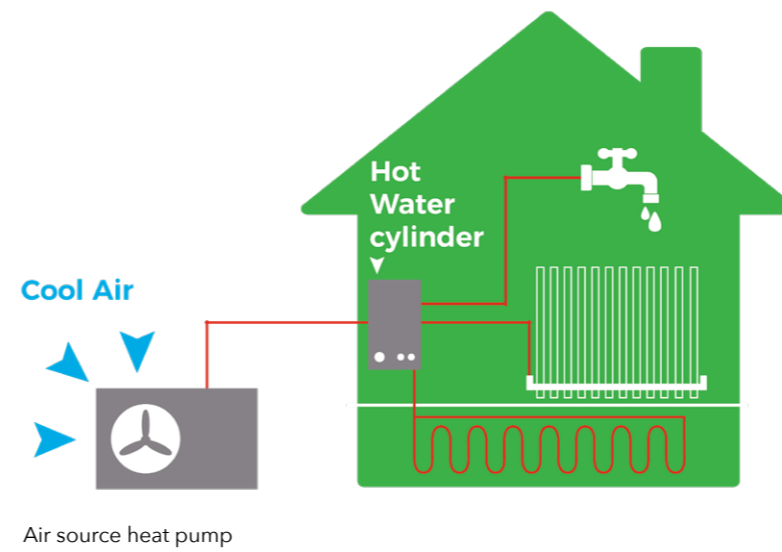
Sewage Treatment

A domestic sewage treatment plant will be utilised to process waste from the dwelling, allowing it to be discharged without causing pollution or damaging the surrounding area.

Materials

Materials used for constructing the dwelling will be sourced locally whenever possible to minimise the transportation miles and embodied energy within the elements. Timber will be from FSC-accredited sources. Low VOC materials and finishes will be used throughout. The house will be highly insulated and air-tight, requiring minimal energy to heat the internal spaces.

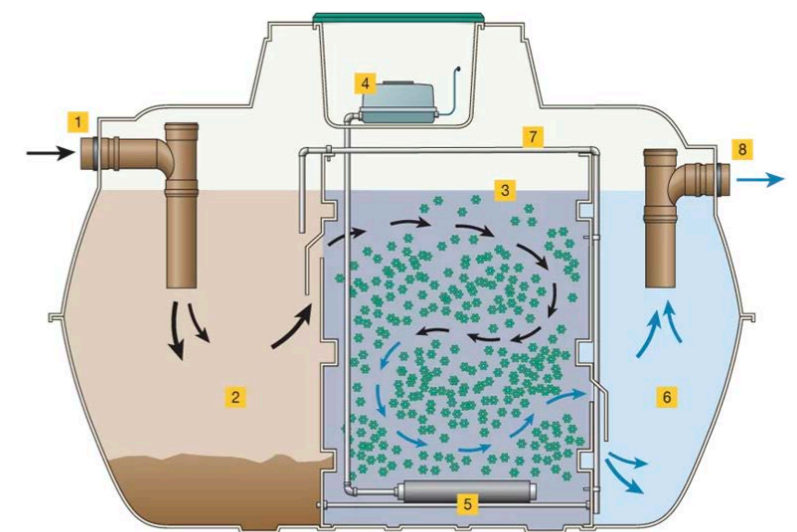
The proposal will comply fully with Part L Conservation of Fuel and Power of the Building Regulations.



FSC certified timber



Klargester BioDisc Domestic Sewage Treatment Plant



Klargester Operation

14 Landscape

No existing trees or hedges will be removed for the proposed dwelling.

The proposed garden areas are laid to lawn and vehicle access, and turning areas are proposed in gravel. These surfaces assist with surface water soakaway of the external areas.

A planting scheme of native deciduous trees in the landscape surrounding the house is proposed. This will complement the extensive tree-planting scheme the owners have implemented since taking ownership of the farm. The planting design will also assist with 'softening' the impact of the home on the site whilst increasing biodiversity.

15 Light Pollution

Light pollution has a negative impact on our wildlife and ecosystems, unnecessarily increases energy use, and deteriorates our night sky heritage.

Plants and animals depend on Earth's daily cycle of light and dark rhythm to govern life-sustaining behaviours such as reproduction, nourishment, sleep and protection from predators. Scientific evidence suggests that artificial light at night has negative and deadly effects on many creatures, including amphibians, birds, mammals, insects and plants.

The International Dark Sky (IDA) estimates that at least 30 percent of all outdoor lighting is wasted, mostly by lights that aren't shielded. This wastage releases millions of tons of carbon dioxide per year, while the light pollutes the natural night sky—our common and universal heritage—and is rapidly becoming unknown to the newest generations.

The proposal for Home Farm will limit light pollution in the dark sky by:

- Avoiding roof lights
- Utilising IDA-approved light fixtures
- Limiting outdoor decorative lighting
- Utilising covered downward-facing light sources outdoors
- Utilising automatic light timers
- Utilising passive infrared sensors to operate lighting systems



Light pollution negatively impacts our wildlife



Our dark sky heritage is disappearing

16 Access statement

Level pedestrian access will be from the external areas to the internal spaces. Circulation within the two-storey home will fully comply with Part M of the Building Regulations. WC facilities are provided at the ground floor of the dwelling with an outward opening door.

17 Flood risk assessment

With reference to the flood risk map obtained from the Environment Agency, the site is in Flood Zone 1 - an area with a low probability of flooding.

18 Heritage statement

The National Planning Policy Framework, Paragraph 200 says:

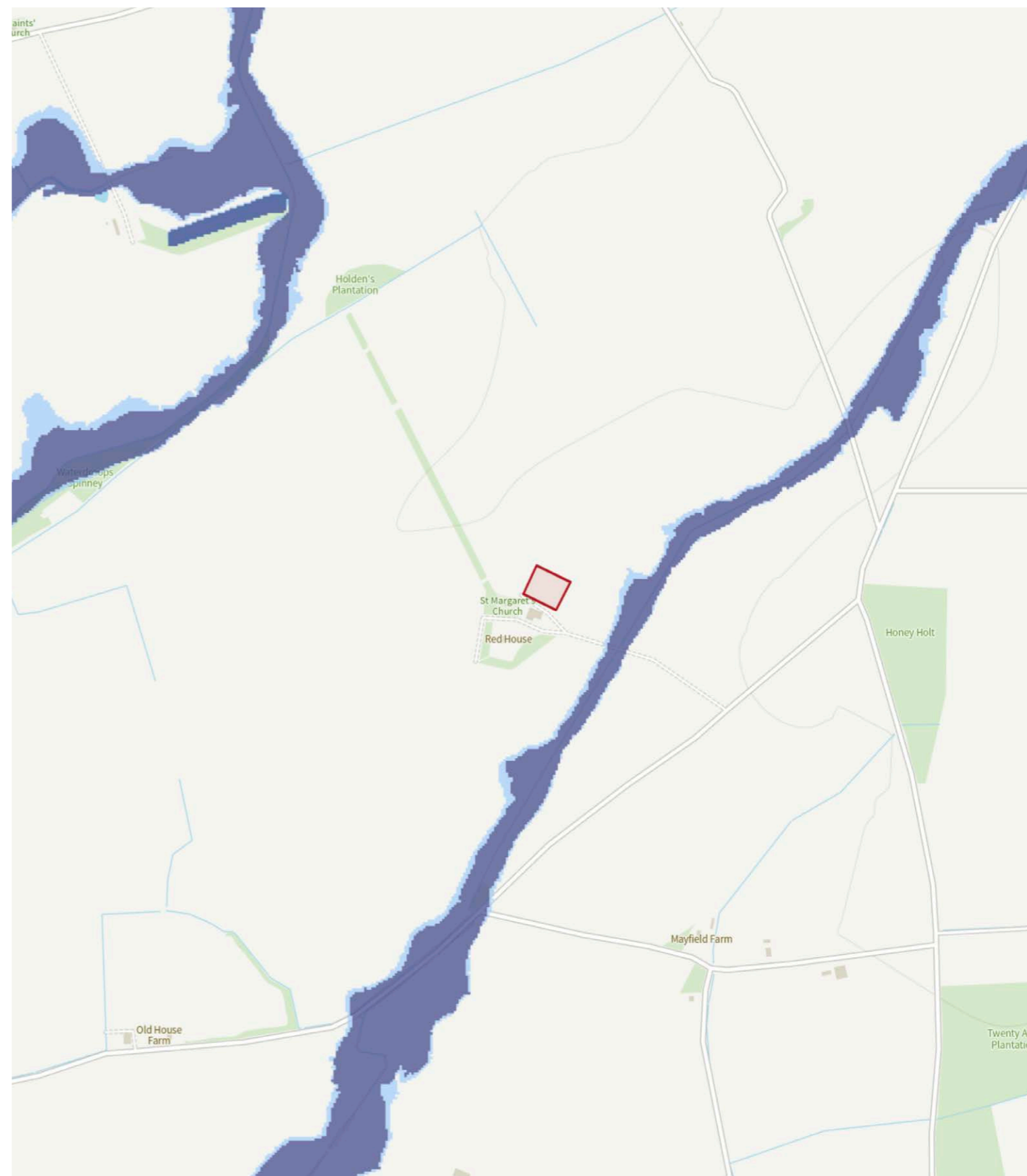
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

After consulting the East Lindsey District Council conservation area listings, we have established that the site is not located within a conservation area.

The National Heritage List for England (NHLE) is the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

After consulting the NHLE, we have established that there is one heritage asset in the area.

- | | |
|---|--------------------------------------|
| 1 | Listing name: Church of St Margaret. |
| | Listing Grade: Grade II. |
| | Entry listing: 1359920 |



Flood map. Source: Environment Agency

The details of the official listing on the NHLE website are as follows:

WADDINGWORTH TF 17 SE 3/61 Church of St. Margaret 14-9-66 II Parish mortuary chapel, now closed and used as a store. C14, 1808, 1913 restoration by H. F. Traylen. Squared greenstone rubble with ashlar dressings and brick patching, pantile and plain tiled roofs. Nave with western bellcote, chancel. The west end is surmounted by an ashlar gabled bellcote with a pointed opening containing a single bell. The double doors are set in a pointed opening with timber Y tracery over. Built into the stonework over the door is the carved top of a C13 foliate cross grave slab. The nave has pantile roof and chancel is plain tiled, both have blank north walls. The 2 light east window has C14 cusped heads with quatrefoil over. The south windows are 2 light with pointed brick arches and timber Y tracery. Interior retains C13 font and C19 Commandment Board.

St Margarets Church is one of many remote Lincolnshire churches made redundant in the 1970s. It is now privately owned. The Pritchard family have helped with structural maintenance and take care of the church grounds on a continuous and voluntary basis.

The site is not situated within the curtilage of St Margarets Church. The location of the asset is located to the southwest of the site by a distance of approximately 100 metres (measure from the centre of the church to the centre of the proposed house).

St Margarets Church is visible from the site's southwest corner. However, given:

- 1 The distance between the heritage assets and the site.
- 2 There are other buildings located closer to the heritage asset than the proposed dwelling.
- 3 The proposal does not overlook the heritage assets.
- 4 The proposal does not affect access to the heritage asset.
- 5 The proposal does not affect the use or enjoyment of the heritage asset.
- 6 Planning permission was granted in 2021 for an agricultural store and workshop located immediately north of the asset.

We consider that the proposal will not adversely impact the heritage asset listed above.



Heritage Assets Map. Source: Historic England



St Margarets Church

Thank you

