



8934 – Design and Access Statement

BARN AT THE OLD BAKEHOUSE
Main Street
Flintham



RIBA 
Chartered Practice

General Information

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

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The format and content of this statement has been based upon the guidance supplied by CABE in their publication "Design and access statements - How to write, read and use them"

0.0 Executive Summary

This request for detailed planning approval relates to the conversion of the Barn at The Old Bakehouse, Flintham.

The proposal is for ancillary space for the main house. This will contain additional living space reliant on the main house.

This document sets out:

- The existing site context, opportunities & constraints, proposed works.
- Design strategy and concept.
- Compliance with design specific local and national planning policy.
- Artist Impressions of the proposed conversion.



Site Location

1.0 Introduction

1.1 Brief and aspirations

HSSP Architects have been asked by our client to provide a sensitive and considered scheme for the conversion of a Grade II listed barn in Rushcliffe.

The Barn forms part of a cluster of listed assets along Main Street in Flintham, though it is not visible from the highway. Both the main house and its historic well-pump are individually listed.

The Barn was constructed in the early 1778 for J. Bettinson. The apertures provide an insight into its various uses through the years, with two stable doors, a barn door, and a 20th century garage door.

The Barn is primarily constructed with brick, and of note are the various breathers; including three sets of arrow-slit breather, a circular opening, and two diamond breathers.

There is a large amount of existing planting and established shrubbery between the house and the barn, which has domesticated its setting over the years.



The Barn at the Old Bakehouse



The Old Bakehouse, Main Street

2.0 Site Assessment

2.1 Site location

- Main Street, Flintham.
- Located approximately 8km south-west of Newark, and 14km east of Nottingham.
- To the rear of The Old Bakehouse.
- The Barn is a Grade II listed asset within the domestic curtilage of The Old Bakehouse.
- Mature trees and planting immediately adjacent to the site.
- The site is obscured from the highway, behind the Old Post Office.
- Precedent has been made for sensitive and considerate conversions within Flintham.
- The area is a linear village, with very few branch roads and lanes. Most buildings are close to the highway, with many building lines being along the back of the pavement.
- Flintham is well connected and located close to the A46. It has good access to Newark, Nottingham, Leicester, and Lincoln.



Site location within
Rushcliffe



Site location on Main
Street

2.0 Site Assessment

2.2 Site description

- Land Use – Domestic.
- Existing buildings – there are multiple buildings within the title of The Old Bakehouse, all of which are used domestically.
- Vegetation – All the vegetation within the garden is domestic in nature. There are many mature trees throughout the garden, but none would be affected by the proposed works.
- Water – there are no flood concerns on the site, nor is there a watercourse in proximity.
- Boundaries – The Barn itself forms two of the boundaries to the site. The other eastern boundaries are mostly brick walls.
- Access – Existing gated access from the highway would be unaffected by works. There would be two additional bedrooms provided in the scheme, but the existing parking adequately meets policy.
- The Barn is near the main house and would serve as ancillary accommodation only.



Site Constraints Plan

2.0 Site Assessment

2.3 Site context

- The village of Flintham is a historic village between Bingham and Rushcliffe, which appears in the Domesday Book.
- The area is steeped with archaeological history, with evidence that the settlement predates the Roman invasion of England.
- Most of Rushcliffe is dominated by farmland and small villages. Brick is the primary material used in the region.
- There are areas of paddock and meadow adjacent to the site, as well as traditional orchard.
- There are many historic agricultural barns within Flintham that have either been fully converted or are used for domestic purposes.
- The village was designated as a Conservation Area in 1972.

2.4 Site history

- The Barn was constructed in 1778 for J. Bettinson and has been extended and altered through its lifetime.
- Each alteration is highly legible in the building fabric and has added to its value.
- Two boundary walls of The Old Bakehouse's title are the external walls of the Barn.

2.5 Local character

- Flintham has substantial consistency in its built form, with almost all buildings being within a similar height range.
- Most buildings are eaves fronted to the highway, with prominent gables acting as secondary elevations only.
- The materials are also consistent, being red brick walls and terracotta pan-tile roofs.



3.0 Planning Policy

3.1 National planning policy framework

It is considered that the proposed new building complies with all relevant parts of the NPPF;

Regarding Section 11 Making effective use of land:

- The proposal makes use of an existing building to extend the living space of the adjacent dwelling house.
- Currently, there is a loft space above the Barn which is not used. Utilising this will not increase the external footprint but will bring it back into use.

Regarding Section 12 Achieving well designed places:

- The proposal is of a high-quality design relating to both the existing and historical use of the site.
- The scheme adds to and emphasises the character of the Barn and The Old Bakehouse.
- The conversion will seek to use matching materials of the existing outbuilding to retain and be sensitive to the historical character of the surrounding context.
- The proposed conversion of the outbuilding into an annexe creates an inclusive and accessible place, fit for future use.

Regarding Section 16 Conserving and enhancing the historic environment:

- The sensitive conversion of the outbuilding aims to enhance the significance of the Barn through careful consideration of design and materiality.
- The proposal seeks to make a positive contribution to the local character and its distinctiveness and will not negatively impact the heritage asset or its historic material.

NPPF

11. Making effective use of land

Planning policies and decisions should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- Promote and support the development of under-utilised land and buildings; especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure and;
- Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress from occupiers.

12. Achieving well-designed places

The creation of high quality, beautiful

and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

16. Conserving and enhancing the historic environment

In determining applications, local planning authorities should take

account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 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.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Extract from National Planning Policy Framework

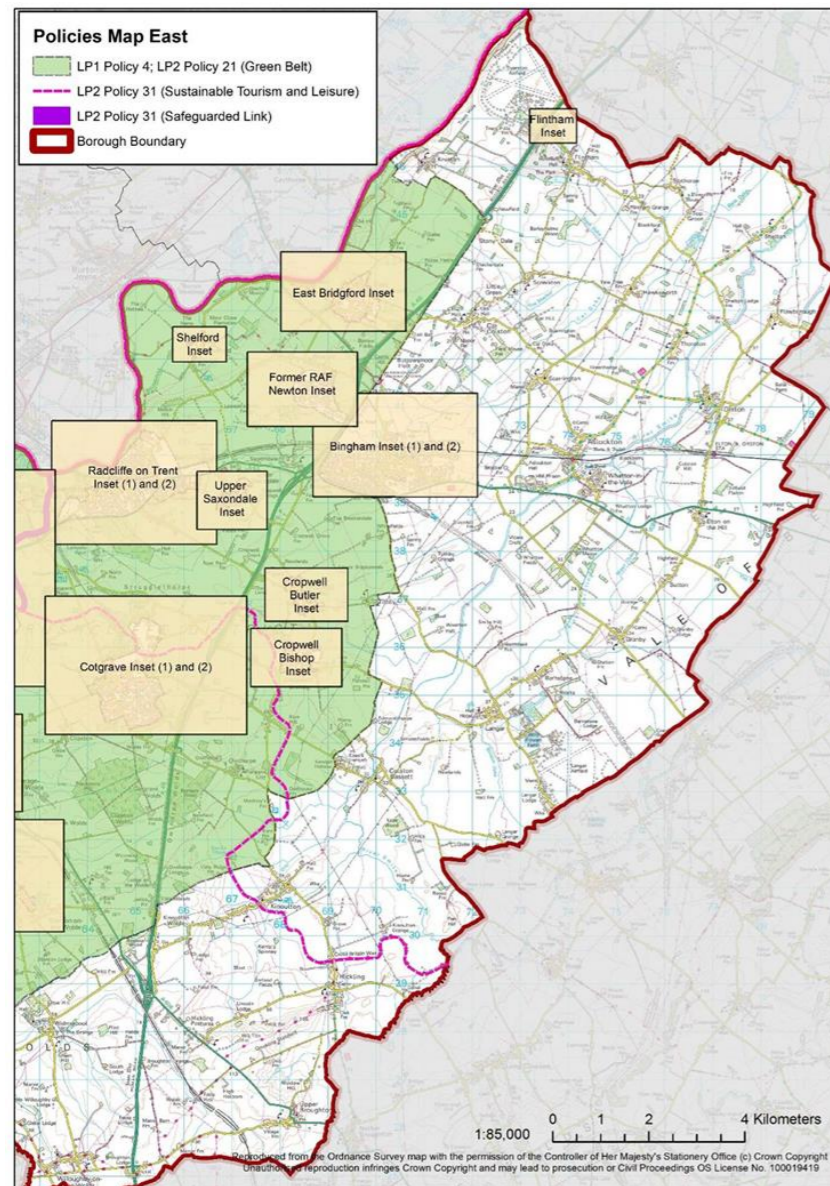
3.0 Planning Policy

3.2 Local plan

- Rushcliffe Local Plan was adopted in December of 2014.
- The application area is located within the Parish of Flintham, close to an area flagged in the plan to be of significant historic importance within the region.
- The Local Plan policies favour regeneration and re-use.

3.3 Neighbourhood development plan

- There is no neighbourhood development plan covering the area of the application site.



Extract from Adopted Policies Inset Maps – Settlements with Local Green Spaces

Policy 13 – SELF-BUILD AND CUSTOM HOUSING PROVISION

1. Proposals for self-build and custom homes are encouraged and will be

approved provided the following criteria are met:

a) the development is in an appropriate location subject to compliance

with all other relevant policy requirements in the Local Plan and

national policy, including Green Belt, landscape, historic and

environmental designations;

b) it is of a high standard of design and does not adversely affect the area

by reason of its scale, bulk, form, layout or materials;

c) it would not cause a significant adverse impact on the amenity of

nearby residents or occupiers; and

d) there is no significant adverse impact on highway safety and adequate

provision for access and parking is made.

Policy 28 – CONSERVING AND ENHANCING HERITAGE ASSETS

1. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.

2. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:

a) the significance of the asset;

b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;

c) whether the proposals would conserve or

enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;

d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;

e) whether the proposals would contribute to the long-term maintenance and management of the asset; and

f) whether the proposed use is compatible with the asset.

Policy 11 – HISTORIC ENVIRONMENT

A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:

a) the use of appraisals and management plans of existing and

potential conservation areas;

b) considering the use of Article 4 directions;

c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;

d) considering improvements to the public realm and the setting of heritage assets within it;

e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and

f) considering the need for the preparation of local evidence or plans.

Extracts of relevant planning policy from Melton Local Plan 2018

3.0 Planning Policy

3.4 Planning History

During recent years a number of planning applications have been submitted to Rushcliffe Borough Council seeking planning consent for a variety of works in the locality.

Broadgate Main Street Flintham Nottinghamshire

22/01794/FUL

Demolition of a rear facing conservatory and erection of single storey rear extension. Single storey front extension.

Decision: Application Permitted

Olde Barn Cottage Main Street Flintham Nottinghamshire

22/01794/FUL

Demolition of outbuilding; change of use of barn to dwellinghouse; external alterations and extensions; plus associated amendments to access, parking and landscaping.

Decision: Application Permitted

Adjacent Spring Cottage Main Street Flintham Nottinghamshire

20/02008/FUL

Change of use of barn to dwellinghouse; external alterations and amendments to boundary wall.

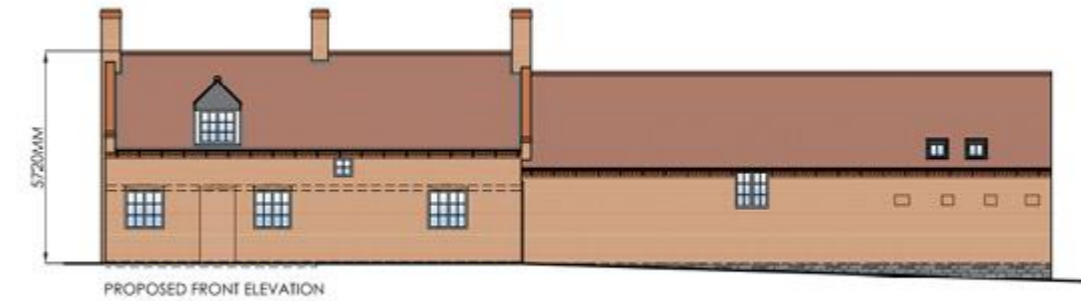
Decision: Application Permitted

Thatched Cottage Main Street Flintham Nottinghamshire

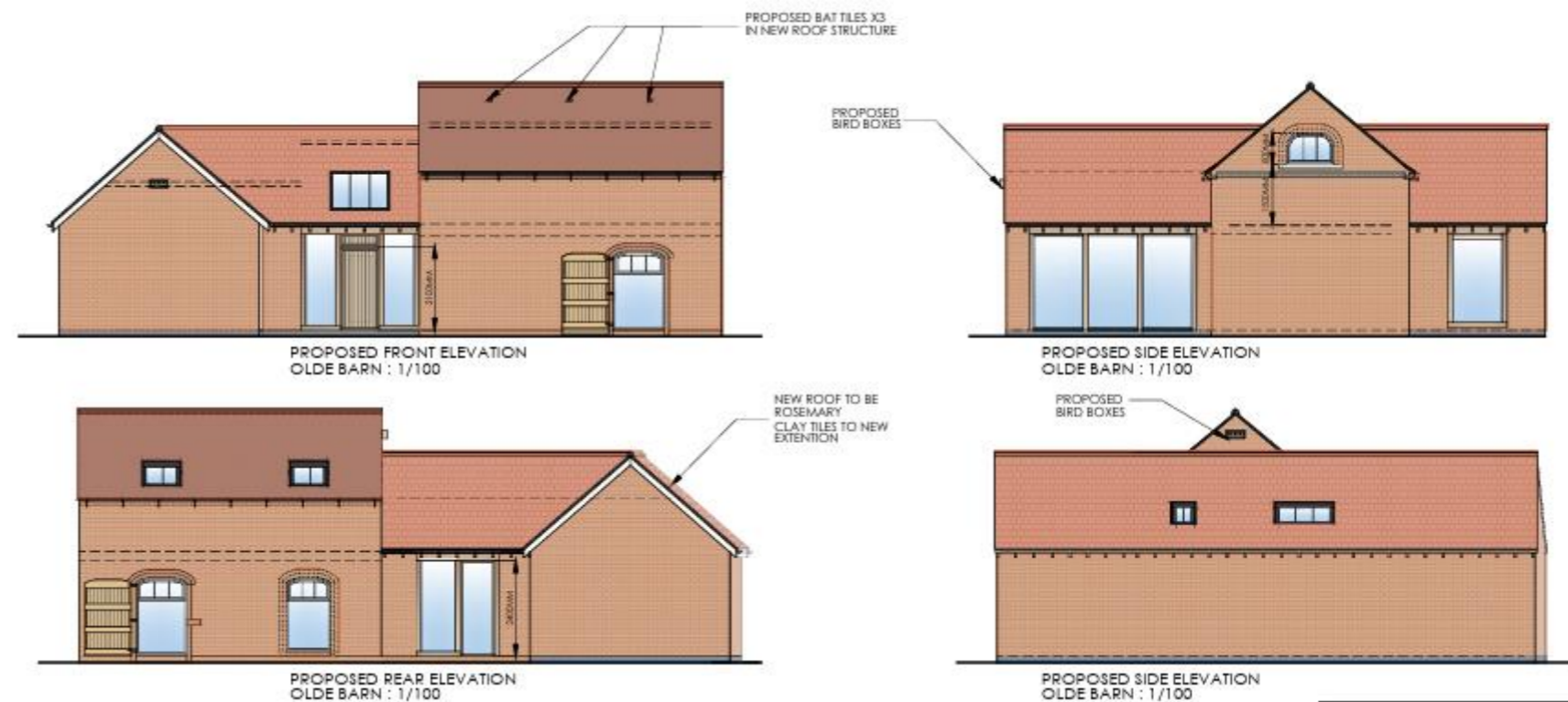
19/00503/FUL

Demolition of existing single storey outbuildings and replacement with new single storey flat roof extension to create additional residential accommodation and to incorporate existing stone boundary walling.

Decision: Application Permitted



20/02008/FUL



22/01794/FUL

4.0 Consultation

4.1 Design guidance

- Not applicable at this stage.

4.2 Professional consultation

- This document and associated plans are accompanied by the following consultants' reports:
- P.E. Heath Heritage Statement.
- P10402 GRM Short Form Desk Study (HA)
- Preliminary Ecological Appraisal The Old Bakehouse Flintham.

4.3 Community involvement

- Not applicable.

4.4 Outline application

- Not applicable.

4.5 Pre application advice

- Not applicable.

5.0 Design Concept

5.1 Opportunities and constraints

Opportunities

- Established site access, gateway and pedestrian access to proposal site.
- Existing disused barn to be restored.
- Local barn conversions have set precedent in Flintham for similar schemes.

Constraints

- Grade II listed asset.
- Barn's external walls are the legal boundary.
- North-west light only.

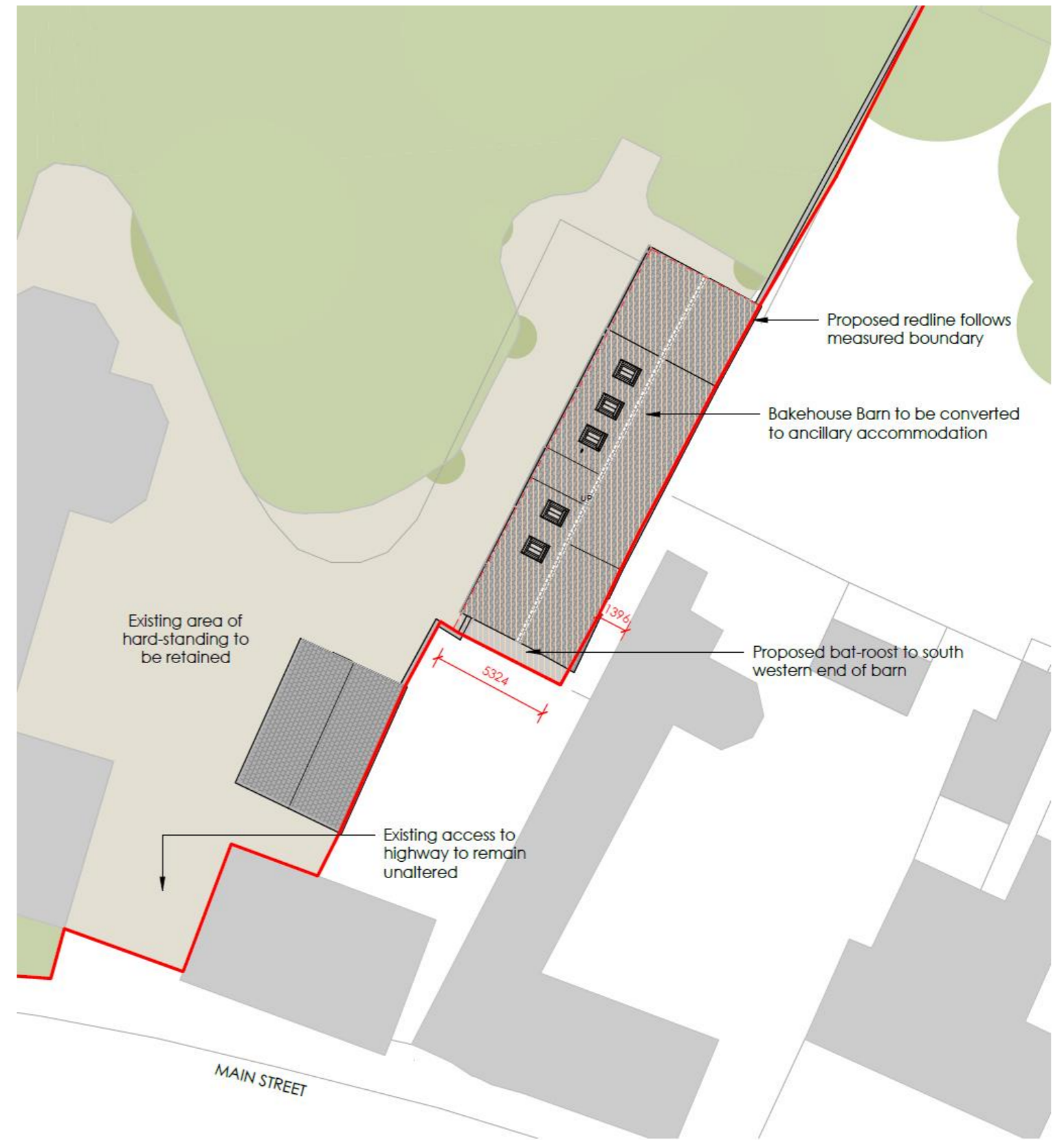
5.2 Client brief

- To create a traditional high quality, sensitive proposal for the conversion of an existing outbuilding into an annexe, reflecting the traditional context of Flintham with its intended scale, massing and materiality.
- Improve and restore the barn congruent with the quality of the main house and gardens.
- Maintain existing access.

5.3 Proposed design strategy

Look at options for:

- Full planning application.
- Listed building consent.
- Creating a high-quality building that reflects the existing character allowing for sustainable expansion, meeting the needs of current and future residents.
- The impact of replacing the existing apertures with glazed elements has been fully considered and will not cause harm to the setting of the Barn and The Old Bakehouse.



Site Plan – Not to scale

6.0 Proposed Design

6.1 Use

The existing use of The Old Bakehouse is residential, with the associated outbuildings currently being used as storage. The conversion of the existing outbuilding will seek to enhance this existing use by providing additional living arrangements to meet the needs of the client.

6.2 Layout

As the proposal is the conversion of an existing outbuilding into an annexe, the site layout itself will not be altered. The annexe will utilise the existing gated site access off Main Street.

6.3 Scale

The proposal will not alter or affect the mass and form of the Barn in any way. The only new apertures will be within the roof in the form of conservation style roof-lights.

6.4 Landscaping

The landscaping will not be affected or changed by the proposed works.

6.5 Appearance

The scheme aims to minimise impact to the Barn's appearance. The brickwork is proposed to be restored and repaired as required, and any replacement materials will be sourced to match the existing.



6.0 Proposed Design

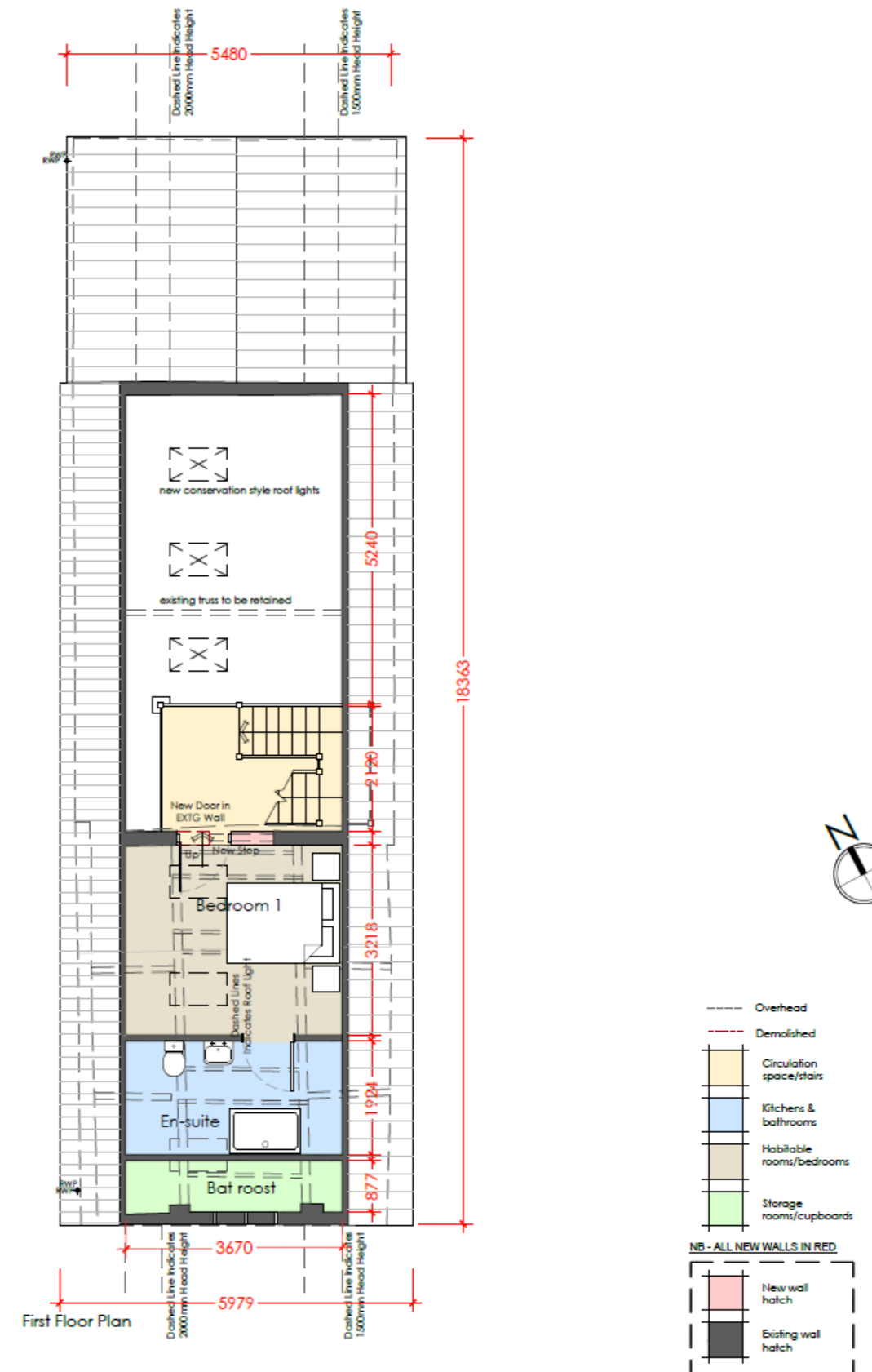
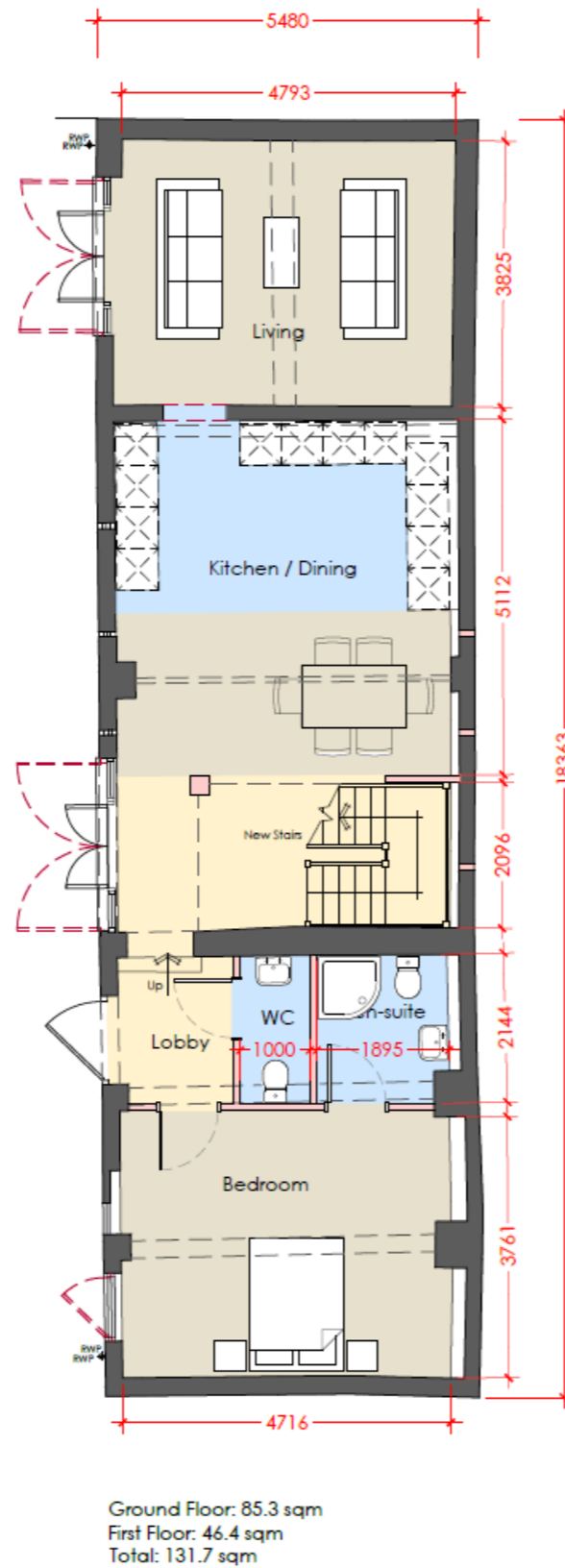
6.6 Floor plans

Ground floor accommodation consists of a sitting room, kitchenette and dining space, and a bedroom.

The first floor will retain a large amount of void space, retaining the internal proportions of the existing barn.

A second bedroom is also provided to the first floor, with an ensuite bathroom.

A portion of this floor will be retained as a bat roost, with the only access from breathers on the south gable.



6.0 Proposed Design

6.7 Elevations

All new elements of the proposal are to be sympathetic to the surrounding character and enhance it as much as possible through high quality materials and architectural quality.

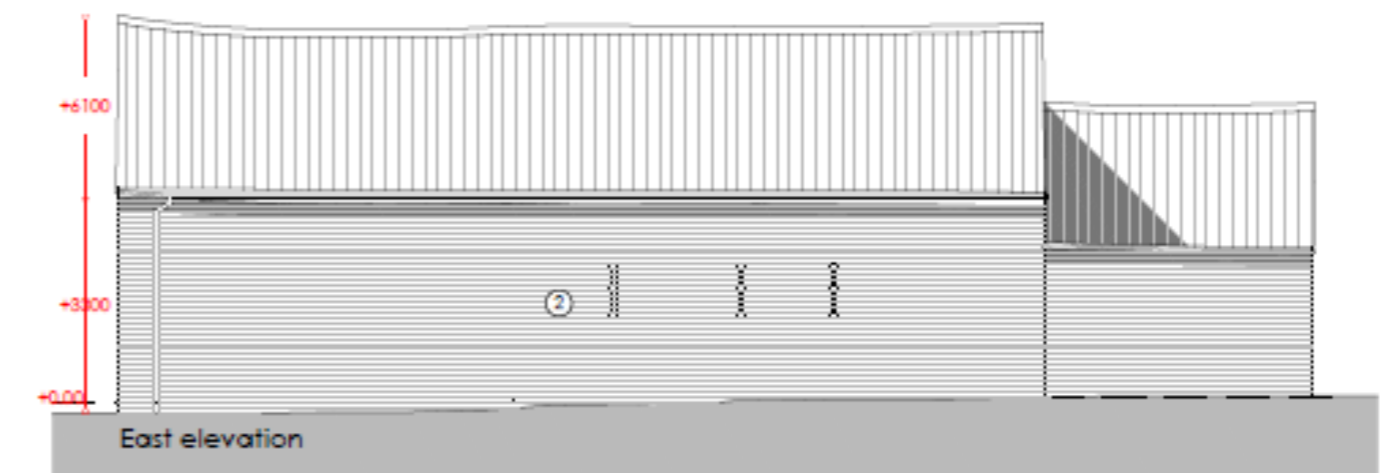
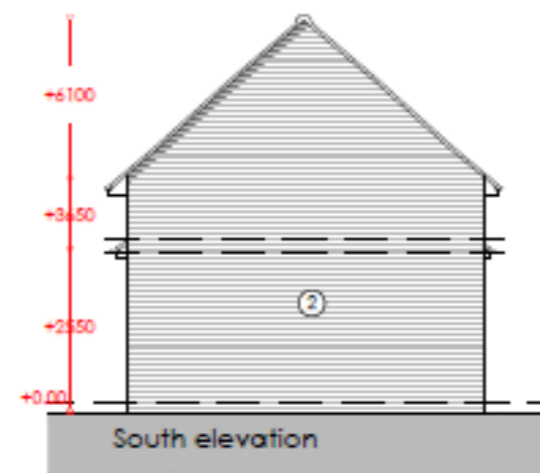
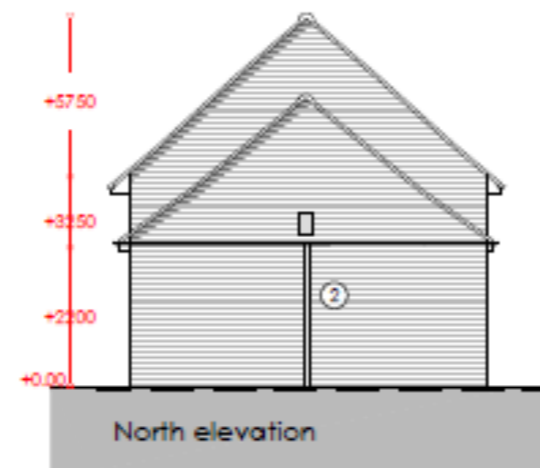
The principal addition to the exterior will be the roof lights, which will be in a conservation style.

All existing wall ties and metal-work will be restored and repainted black. The brickwork will be restored and repaired where required and the legibility of the Barn's history retained as priority.

The new glazed elements will be framed in timber, painted in a heritage colour to compliment the main house.

Materials:

1. Existing Roof - Any replacement tiles to match
2. Existing Walls
3. Timber Doors & Windows
4. Conservation-style Skylights



7.0 Access

7.1 Consultation

- No consultation has been carried out at this stage.

7.2 Vehicular access

- The existing site access will be retained, and it is deemed that the scheme will not result in increased trips to or from the site following construction.
- The proposed building has no impact on the existing access or parking arrangements for The Old Bakehouse.

7.3 Pedestrian access

- The existing access will be retained, with no alterations made.



View of existing site entrance from Main Street. (Google Maps)



View towards barn. Barn obscured by other dwellings. (Google Maps)

8.0 Conclusion

It should be noted that:

"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area...should be treated either as substantial harm under paragraph 201 or less than substantial harm under

paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their

implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process.

The proposed conversion causes no detrimental harm to the heritage asset, nor

the distinct character of the Flintham conservation area. The proposal will not alter the materiality of the existing barn and will retain and enhance the character of The Old Bakehouse.



8.0 Conclusion

The proposed development has been carefully considered so that it will positively enhance both the site, surroundings and listed asset. The development will have minimal impact on the neighbouring properties, as well as enhancing the health and well-being of current and future residents, as such, the proposal for development is fully justifiable. The proposal will result in a high-

quality re-use and renovation of a listed building, using traditional methods of construction, and enhance the character and appearance of the area. Overall, it is believed that the scale and type of development is appropriate for the site, relates well to the existing character of the area and will help enhance the site for the future.



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