Design & Access Statement.

Stormer Hall,

Leintwardine,

Craven Arms,

Herefordshire. SY7 0JR.

Conversion of traditional agricultural buildings into 6 residential dwellings.

Inklines Ltd.

07899961920.

September 2018.

Introduction

Mr and Mrs Roberts own Stormer Hall Farm. The farm buildings are principally a range of traditional stone buildings under pitched slate roofs with modern steel framed buildings. The steel frame buildings cover much of the site & there use is no longer appropriate for modern agricultural practices. The buildings & site have been in use up to the submission of this application & still provide storage use but new buildings have now been erected on site to enable modern agricultural work to continue on this holding. The modern buildings have given a degree of protection to the traditional building to be converted & this has helped preserve a lot of the original features that can now be conserved within the conversion.

In order to preserve and improve the original barns the applicant wishes to secure consent for the conversion into 6 residential dwellings. There is no other viable alternative. The proposed change is considered beneficial to the buildings themselves, their curtilage and the overall landscape in this attractive part of North Herefordshire.

Proposed Layout

The Site Plan shows the application area edged in red including the stone buildings, their curtilage and the access. The existing main structure is in an E shape of single & two storey form. The portal frame sits over this part of the site. A detached barn is to the South of this building & a further steel frame building is attached to its southern wall. To the North of the E shape is a further portal frame structure with evidence (see app 1) that a similar E shape building existed. Only part of the stone walls now remain. It is proposed to reinstate the one barn to make Barn 6 & retain the stone wall which will become a garden wall. The drawings provided with the application show the existing and proposed layouts. The proposed site layout achieves on-site parking for all units and with the larger, more intrusive steel framed buildings removed; allows an appropriate level of external amenity space for each of the proposed conversions. Alterations to the barns have been kept to a minimum to respect the historic character, but some changes are necessary in order to achieve a reasonable amount of natural light within the buildings. This is particularly important when you consider the thickness of the existing stone walls. We have endeavoured to keep the number of new openings to a minimum.

Whilst the site is not Listed the stone barns & adjacent Stormer Hall farm house are considered to be of historic values & a heritage asset. It is intended to retain all the historic value of the site & the removal of the steel portal frame buildings will be a significant improvement.

Ecology

Greenscape Environmental were engaged to provide ecology advice. Initial inspection regarding potential for bats within the barns started in July 2018. As potential for bats has be established further detailed surveys were carried out in August & September 2018. The full report is by Greenscape is within the detailed Planning application, which gives full mitigation for the bat population that use parts of the site.

Visual Impact

It is considered that removal of the steel framed buildings that cover a large portion of the site will only enhance the setting and landscape within this location. Conversion of the traditional buildings will also deliver visual benefits in the form of new doors, windows etc. It is also intended to improve the surrounding landscape by the reinstatement of the traditional orchard to the South of the site. The O.S. plan from 1885 (app.1) shows the position of the former orchard. In addition planting to the North East will further screen the site from this direction. The screening will be interspersed within the existing mature trees around the site. The existing screening to the West of the site & the residence of Stormer Hall also shields the site from the main access road the B 4385.

The use of the existing stone walls at the North of the site will also maintain that existing structure & achieve a good level of hard landscaping to the site. It would be intended that the walls are repointed & existing brick details are retained.

Planning Policy

The proposed development is consistent with adopted Herefordshire Council policy. Preservation of these historic buildings can only be achieved practically by allowing another suitable use which warrants a conversion cost. The traditional buildings themselves are no longer of any agricultural use because it is too labour intensive for them to be used. In determining this application, the following national planning policy documents are considered relevant:

HD1:

RA5: Re-use of rural buildings.

LD1: Landscape Character.

SS1: Presumption in favour of Sustainable Development.

SS2: Delivering New Homes.

SS3: Ensuring Sufficient Housing Land Delivery.

Proposed Number of Units

The plans are to covert the existing building on the site to 6 residential units as follows;

Barn 1 – 5 bedrooms across two floors.	18/002/F, L.
Barn 2 – 3 bedrooms across two floors.	18/002/G, M, N.
Barn 3 – 4 bedrooms across two floors.	18/002/G, M, N.
Barn 4 – 3 bedrooms on one floor.	18/002/H, O, P.
Barn 5 – 3 bedrooms on one floor.	18/002/H, Q, R.
Barn 6 – 2 bedrooms across two floors.	18/002/S, T.

The units have been planned so that there is a range of unit size and layouts to appeal to a wide range of potential end users. Barn 6 will use the remainder of the original walls of a former barn on site. However a large proportion of this building will be rebuilt including gable wall, West elevation walls all first floor walls, first floor & roof.

Access & Parking

There are currently two existing accesses into the site off the main B 4385. The northern access road will be used exclusively for all agricultural traffic. The existing access to be used by the development is also used by the existing farm house & splits at approximately 50m to give separate access to the development. The access off the main road has good visibility in both directions. It is not intended to make alterations to the existing access. The two accesses have both been used for the farm with both used by large slow moving farm traffic, it is considered that removal of agricultural traffic from the site will lead to a decrease in the numbers of large vehicles using the existing access and in the main they will only be used by cars.

The site layout has been put forward to limit the amount traffic movements around the barns. A main parking area will be formed there will be individual parking bays for the barns 5, 6.

A number of rights of way, footpaths cross the site area. These will not be impeded with the proposed development or during the conversion works. New pedestrian stiles will be erected at the points shown on the detailed site plan.

Foul Sewage

There is no sewer main at Stormer hall so a private treatment plant has been proposed. The proposed treatment plant and drainage field is indicated on the proposed site layout plan.

Percolation tests have been carried out at the site at 3 locations. The average taken for the results has a percolation value of 28 seconds (Vp). This will give a total linear drainage length of 361m when based on a proposed population of 31. This is shown on the drainage site plan (18/002/U) & the applicant's property surrounds the site & can accommodate this soakaway system

The results of these tests are attached as Appendix 2.

It is intended to install a Package Treatment Plant such as the Harlequin Hydroclear 30 Sewage Treatment System (Appendix 3).

See also FDA1 (Foul Drainage Assessment) – Appendix 4

List of Appendices

Appendix 1.	1885 O.S. extract map.
Appendix 2.	Percolation Test Results.
Appendix 3.	Package Treatment Plant.
Appendix 4.	Foul Drainage Assessment (FDA1)
Appendix 5.	Jpeg image of site from the 1960's.

Images of site.

Barn 1. North elevation.

Barn A. West gable elevation.

Barn A. Internal truss.

Barn 5. South gable.

Barn 4. South gable.

Barn 2. South gable.

Barn 2 & Barn 3. North & East elevations.

Barn 3 & 4. North elevations.

Barn 4. North elevation.

Barn 4 & 5. North elevation & gable.

Barn 5. West elevation.

Typical example of window detail.

Existing roof vents to be preserved.

Round windows & metal frames to be retained in Barn 5.

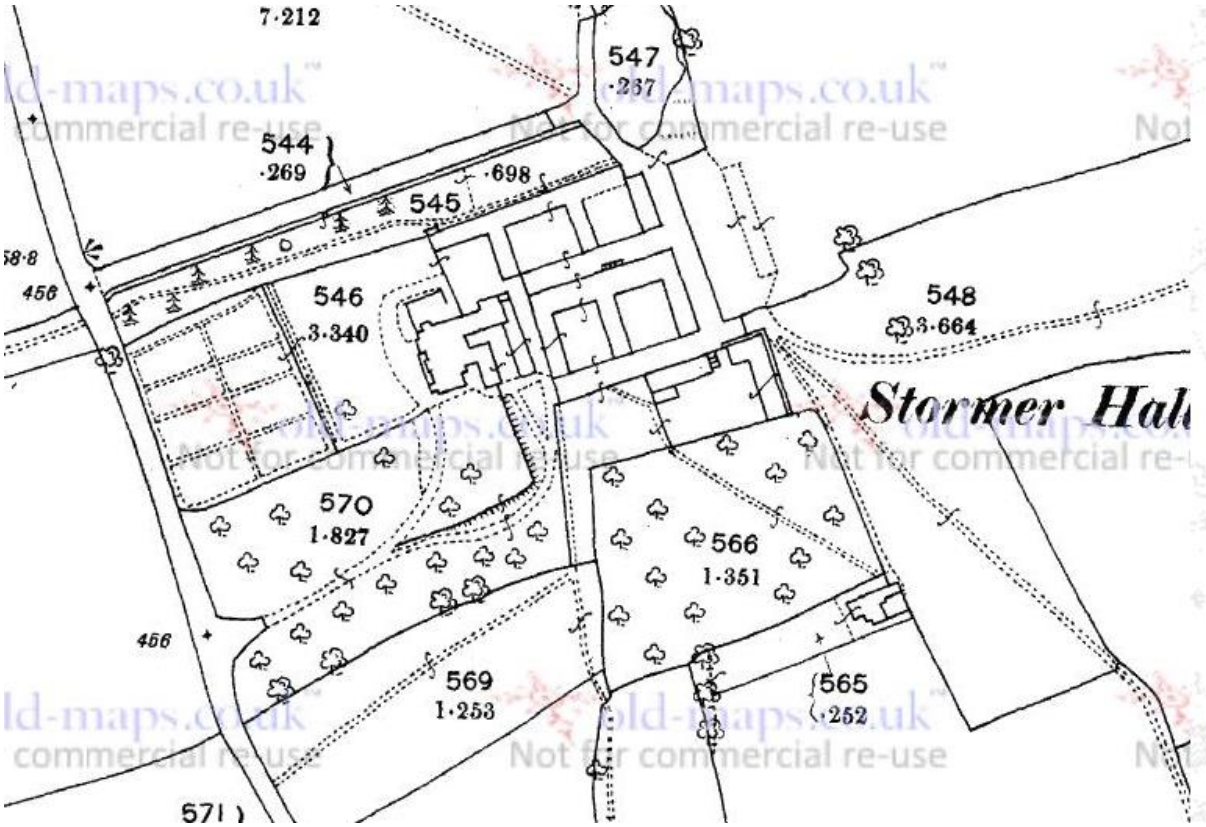
Existing trusses in Barn 4.

Barn 3. Internal room.

Barb 6. Remaining wall to be retained in conversion.

Barn 6. Elevation of existing wall to form Barn 6.

Appendix 1.



Extract from 1885 OS plan which shows Stormer Hall & the buildings to be developed to the East of the hall. It also shows the former buildings North of these with some of the original walls still remaining.

Appendix 2.

Percolation Tests - Results and Drainage Field Calculation Form

I, *(name)* GARETH DAVIES on behalf of *(applicant)* MR. J. ROBERTS have carried out percolation tests in accordance with the guidance provided with this form on (date) 03/08/2018 in respect of premises at:
STORMER HALL,
LEINTWARDINE
CRAVEN ARMS,
HEREFORDSHIRE SY7 0PN

The overall depth of the trial holes dug were: *(state in metres/millimetres)*

Trial Hole 1	Trial Hole 2
300 mm	300 mm

I confirm that the water table did not rise to within 1 metre of the invert of the proposed land irrigation scheme.

The weather conditions on the day were OVERCAST, NO RAIN

The results of the percolation tests were:

Trial Hole 1				Trial Hole 2			
	Time in seconds		Vp		Time in seconds		Vp
Test 1	3760	+150	25	Test 1	6235	+150	41.5
Test 2	4200	+150	28	Test 2	4259	+150	28
Test 3	3350	+150	22	Test 3	3275	+150	22
Trial Hole 1 - Average Vp			25	Trial Hole 2 - Average Vp			30.5
Average Vp of Trial Holes 1 & 2			28				

Use this averaged Vp figure in the following formula P x Vp x 0.25 = A_t
where
P = *no of people served by the tank*
A_t = *floor area of the drainage field in square metres)*

P x Vp x 0.25 = A_t

31 x 28 x 0.25 = 217 m^2 of drainage field.

Assuming a 600mm wide drainage trench then 217 m^2 ÷ 0.6 = 361 linear metres.

I am aware that I require a Consent to Discharge from the Environment Agency and this is attached / or has been requested *(delete as appropriate)*.

Signed:

Date: SEPTEMBER 2018

Telephone No 07899 901920

Address: TWO ROOFS
SCHOOL ROAD
CLUN
CRAVEN ARMS
SHROPSHIRE. SY7 8JQ

Appendix 3.

http://www.harlequinwater.com/sewage-treatment/hydroclear/hydroclear-30/

Appendix 4.

Foul drainage assessment form (FDA1)

Please note: this form should be used for planning related queries only and cannot be used when applying for an environmental permit.

APPLICANT DETAILS	
Name	**Mr.J.Roberts.**
Address	**Clungunford House, Craven Arms,** **Shropshire. SY7 0QL.**
Telephone No/e-mail	**01588 660779**

This form should be used to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. Your answers to the following questions will be taken into consideration. It is important that you provide full and accurate information. Failure to do this may delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible. Other than very exceptionally, providing non-mains drainage as part of your Planning or Building Regulation application will not be allowed unless you can prove that a connection to the public sewer is not feasible. Non-mains drainage systems are not considered environmentally acceptable in publicly sewered areas. Please note that the existence of capacity or other operating problems with the public sewer are not valid reasons for non-connection where this is reasonable in other respects.

Where connection to the public sewer is feasible, agreements may need to be obtained either from owners of land over which the drainage will run or the owners of the private drain.

Government guidance contained within DETR Circular 03/99/ WO 10/99 ‘Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development’ gives a hierarchy of drainage options that must be considered and discounted in the following order:

1 Connection to the public sewer
2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
3 Septic Tank
4 If none of the above is feasible a cesspool

You must respond to all the following questions, if you wish to submit additional information please do so, marked clearly “Additional Information”. **In some cases you will be required to provide a further assessment in accordance with the requirements of DETR Circular 03/99/ WO 10/99 (see Guidance Note 1).**

Mains connection	YES	NO
Have you provided a written explanation of why connection to the mains sewer is not feasible with this form?. *This should include a scaled map showing the nearest mains connection point -* *check with your local sewerage undertaker.*		X

Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

1. Existing system	YES	NO
Do you intend to use an existing non-mains foul drainage system?		X
If YES, does the system already have an Environmental Permit issued by the Environment Agency? *(In the case of a cesspool write N/A) Please provide Environmental Permit reference number……*		

2. Discharge	YES	NO
Do you propose to use a cesspool? *If yes go to Q4*		X
Do you intend to use a system that discharges solely to watercourse? *(see Guidance Note 2)* *If yes go to Q8.*		X
Alternatively, will all, or any part of, the discharge go to soakaway*? (see Guidance Note 2)* - this would include systems that combine a soakaway with a high level overflow to watercourse? *If yes go to Q3.*	X	
Have you considered having your system adopted by the sewerage undertaker? *(See Guidance Note 6).*		X

3. Water abstraction	**YES**	**NO**
Do you receive your water from the public mains supply? *If yes go to Q5*		X
If not, where do you get your water supply from? Private supply from bore hole.		

4. Cesspools **(For methods other than cesspools write N/A)**	**YES**	**NO**
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? *(see Guidance Note 3)* *N/A*		

5. Ground Conditions **(For cesspools write N/A)**	**YES**	**NO**
Have you submitted a copy of the percolation test results with this form *(see Guidance Note 4)?* If NO please explain the justification for not undertaking or submitting these tests.	**X**	
Is any part of the system in land which is marshy, water logged or subject to flooding?		**X**
Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? *If yes please provide details as additional information.*		**X**
Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater *(see Guidance Note 5)?*	**X**	

6. Available Land	**YES**	**NO**
Is the application site plus any available area for a soakaway less than 0.025 hectares ($250m^2$)?		X

7. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment..	**YES**	**NO**
Will it be at least **10m** from a watercourse, permeable drain or land drain?	X	
Will it be at least **50m** from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? *This includes your own or a neighbour's supply.*	X	
Are there any drainage fields/soakaways within **50m**? *This includes any foul drainage discharge system (other than the subject of this application) on either your own or a neighbour's property..*		X
Will it be at least **15m** from any building?	X	
Will there be any water supply pipes or underground services within the disposal system, Other than those required by the system? *(For cesspools write N/A)*		X

Will there be any access roads, driveways or paved areas within the disposal area? *(For cesspools write N/A)*		X

8. Siting of treatment plant, septic tank or cesspool	**YES**	**NO**
Is it at least** 7m **from the habitable part of a building?	**X**	
Will there be vehicular access for emptying within **30m?**	X	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken Through a dwelling or place of work?	X	

9. Expected flow

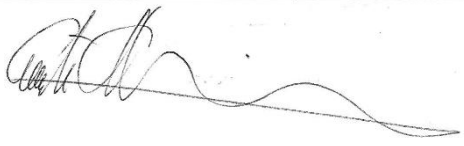
Please estimate the total flow in litres per day *(see Guidance Note 4).*	**5580**

10. Maintenance

How do you propose to maintain the system? If the development consists of multiple units discharging to a shared plant, please include details of who will be responsible for the future maintenance of the system and any related legal agreements. The proposed system will have a service agreement entered into by all occupants of the development to ensure the cost of the regular maintenance of the proposed system is borne equally between all.

Declaration

I declare that the above information is factually correct.

Name	**Signature**	**Date**
G.C.Davies Inklines Ltd		September 2018

Appendix 5.

Image of Stormer Hall from the 1960's.

The Hall is in the foreground with the main complex of traditional buildings to be converted to the rear of the hall. Barn 1 is at the top of this picture with a large building above this which has now been removed. Two large Dutch barns can also be seen, these are also no longer in existence. The traditional range of barns to the left of the hall & main complex are also no longer in existence but the wall does still remain & is to be used a boundary wall within the scheme.