

A DESIGN AND ACCESS STATEMENT

(Incorporating Planning, Design, Access and Sustainability Statements)

**FOR
PROPOSED
CONVERSION
OF
OUTBUILDINGS
AT
CROFT FARM
KNAPTON GREEN
HEREFORD
INTO
TWO DWELLINGS**

27TH February 2013

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HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
4 - MAR 2013	
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1. Introduction.

This Design and Access Statement is an updated report on the Design and Access Statement prepared by Acorus and submitted with the former planning application. A copy of the Acorus report dated October 2009, is attached.

This is a Full Application for the conversion of redundant farm buildings into two small residential units with amenity space and car parking. Planning Consent has already been granted for the conversion of the buildings into garaging/workshop/stores in association with two larger barn conversions on the site (Application No. DMNW/092729/F. Granted 21st January 2012).

The present owners, the applicants, do not wish to convert the larger barns into dwellings but would like to create additional residential accommodation on the site.

This application is for two small residential units, suitable for single persons or couples. It is proposed to let the units on shorthold tenancies. Each will be provided with a parking space and a small garden.

2. Use.

The redundant agricultural buildings already have planning consent for residential use in association with two other residential conversions.

3. Environmental Sustainability.

Herefordshire Policy on energy requires a demonstration of how sustainability is achieved through design by making prudent use of natural resources, sustainable energy use and waste control measures.

a) All of the timber used in the conversion of the outbuildings will be sourced from sustainably managed forests (locally where possible). Much of it will be oak.

b) The windows and doors will all be double glazed and have low emmissivity glass to provide substantial level of solar heat gain – reducing the amount of fossil fuel required to heat the dwelling.

c) Water. Rainwater will drain to an existing pond and wetland area. Rainwater from the drive/parking area will be absorbed into the ground through a porous paving system.

d) Loft insulation within the roof void will be Thermafleece sheep's wool insulation.

e) Solar Thermal panels are being considered, subject to cost.

g) Heating and hot water will be provided by ground source heat pumps.

h) Some materials used in the conversion cannot be produced locally but they will be purchased locally to avoid excessive travelling distances.

i) Foul drainage will be to a newly constructed reed bed system.

In general, the energy efficient measures mentioned above and the very high thermal values demanded by the Building Regulations combined with controls over heat and air leakages will ensure that the proposed extension will have a low demand for energy produced by fossil fuels.

4. Layout and scale.

The proposed accommodation has been designed to comply with Herefordshire planning guidance and to respect the existing character and topography of the site and surroundings. All accommodation will be contained within the shell of the existing buildings.

5. Appearance.

It is necessary to consider how the proposal affects the character of the area and this particular building in terms of quality of design, scale and materials. Under the Unitary Development Plan, Policy DR1 is considered relevant.

In designing the conversion, consideration has been given to the possible detrimental effect on the character of the area.

The use of natural slate on the roof and the retention of the open oak posts with glazed walling behind will ensure that the converted building will blend into its immediate setting.

6. Landscape.

Through careful attention to design and scale it is felt that the proposed conversion will have little impact on the wider landscape of the area. Minor excavation work will be undertaken and hard landscaping will be kept to a minimum.

Traditional buildings and stone walls already enclose the site. Further simple landscaping will be achieved by leaving the amenity areas open.

7. Community Safety.

The proposed development will have no adverse effect on the immediate community.

8. Access/Movement to, from and within the development.

Planning consent has already been obtained for a new, safer vehicular access and additional parking spaces within the site. (Application No. N113605/F, granted 27th February 2012).

National Policy Guidance, requires that developers have due regard to ensuring that a building is accessible to all potential users. The following paragraphs aim to provide an indication of the principles and concepts relating to inclusive design upon which the proposed development has

been based. The development proposals are based upon the overall principle that the needs of all should be taken into consideration in the design of the scheme. The key principles are: -

- a) Places people at the heart of the design process.
 - b) Acknowledges diversity and difference.
 - c) Offers choice where a single design solution cannot accommodate all users.
 - d) Provides flexibility in use.
 - e) Provides buildings and environments that are convenient and enjoyable to use for everyone.
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- The proposed access arrangements into and out of the site will be suitable for access by cars, cycles and pedestrians.
 - The drive/parking area will retain an even surface from the carriageway to the parking area, which will be almost level and surfaced with porous paving.
 - There is a public transport service through the village.
 - Wheel chair users, ambulant or semi-ambulant visitors will be able to access the site and gain access to the garden of each dwelling.
 - Where necessary, there will be a ramped access from the parking area to the principal entrance doors.
 - The principal entrance door will have a low threshold fitted.

- The principal entrance and footpaths and parking areas will be lit by movement activated down-lighters.
- Circulation within the dwelling will not be impeded by any change in floor level.
- Every attempt has been made with the internal arrangement of accommodation to enable easier access and movement for disabled persons, all of which comply with the requirements of Part M of the Building Regulations.

All of the above design features mean that the proposed development complies with the policies and proposals in the Herefordshire Unitary Development Plan 2007 and to all relevant material considerations including Supplementary Planning Guidance.

Signed.....

Ian Jones

Ian Jones Architecture.

NW / 092729 / F

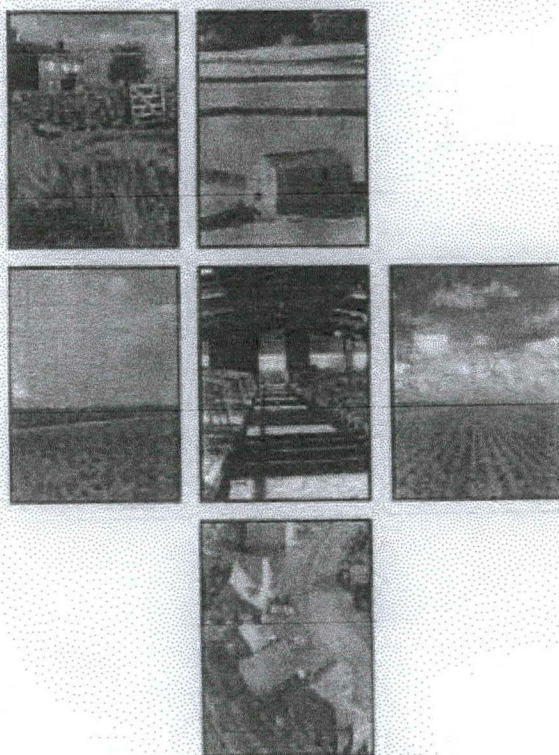


CHARTERED SURVEYORS & PLANNING CONSULTANTS

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PLANNING, DESIGN AND ACCESS STATEMENT

**PROPOSED BARN CONVERSIONS
AT
CROFT FARM
KNAPTON GREEN
HEREFORD
HR4 8ER**



Prepared for:

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Date October 2009



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1. INTRODUCTION

This planning, design and access statement has been prepared by Mick Robson of Acorus Rural Property Services Ltd to support the planning application to convert 2 No. agricultural barns to residential use at Croft Farm, Knapton Green, Hereford, HR4 8ER.

This report provides details of the planning context of the proposal and incorporates the necessary 'design and access' statement, based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.

This report is designed to be read in conjunction with the submitted site location and block plans, floor layout plans and elevations, protected species survey and the commercial marketing exercise accompanying the planning application for the proposed barn conversions.

Planning Background

This application has been prepared following pre-application consultations with various planning and conservation officers at Herefordshire District Council, initially with Rebecca Jenman.

This planning application for the conversion of the traditional agricultural buildings to residential use is submitted following the completion of a commercial marketing exercise undertaken by Sunderlands & Thompsons (Chartered Surveyors, Auctioneers, Land and Estate Agents, Hereford) between January and July 2009, to examine whether there is a market for an alternative commercial use for the buildings. This exercise did not attract an acceptable offer leading to the submission of this planning application to convert the buildings for residential use.

2. REPORT

CONTEXT

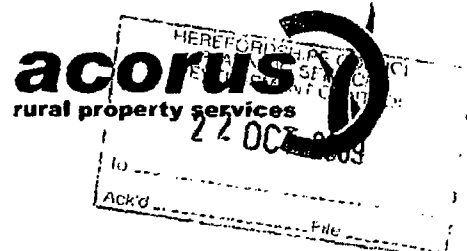
Physical

Croft Farm is located immediately east of the A4110 in Knapton Green, Hereford extending to 24.7 Hectares (61.04 acres) of permanent pasture land, a farmhouse and a range of traditional and modern agricultural buildings. The main farm holding is a working livestock farm with cattle and sheep currently grazing the land and utilising the existing modern farm buildings.

The traditional farm buildings are currently only suitable (and currently used) for minor storage purposes and it is now proposed to convert these buildings into 2 No. residential dwellings with associated car / garden storage facilities within identified curtilage areas.

Social

The proposed dwellings will provide an attractive living space for two families, whilst renovating, enhancing and protecting the existing traditional buildings.



Economic

Planning consent for a new, alternative farm access to serve the ongoing agricultural use of the land and modern buildings was granted by Herefordshire District Council on 16 September 2009 (planning reference DCNW0009/1290/F). Condition 6 of that approval requires the permanent closure of the existing access immediately adjacent to the A4110. The proposed renovation of the separate traditional agricultural buildings will, upon receipt of planning approval, allow for the re-development of these structures for the economic benefit of the holding but also to provide additional housing stock for residential occupation. The remaining modern farm buildings will continue in agricultural use.

Planning Policy

It is considered that the submitted proposal is fully compliant with national and local planning policy.

The following planning policies contained within the saved policies of the Herefordshire Unitary Plan March 2007 are considered relevant to the proposal:

H7 Housing in the Countryside Outside Settlements

"Proposals for housing development outside Hereford, the market towns, the main villages and smaller settlements will not be permitted unless:

3. It results from the re-use of a rural building in accordance with policies HBA12 and HBA13".

Acorus Comments

The proposal is a re-use of a rural building and is therefore compliant with policies HBA12 and HBA13 (see below)

HBA12 Re - Use of Rural Buildings

"Proposals for the re-use and adaption of rural buildings **will be permitted** where:

1. The building is of permanent and substantial construction and capable of conversion without major or complete reconstruction;
2. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting;
3. The proposal does not lead to dispersal of activity on such a scale as to prejudice town and village vitality; and
4. The proposal is compatible with neighbouring uses, particularly agricultural operations and does not itself cause undue environmental impacts".

Acorus Comments

The proposal is considered to fully comply with policy HBA12.

HBA13 Re-use of Rural Buildings for Residential Purposes

"The reuse of the rural buildings within main villages for residential purposes will be permitted when proposals accord with policy HBA12. Proposals outside of main villages will only be permitted when it has been clearly demonstrated that every reasonable attempt has been made to secure an alternative business, recreational or community use and that such development uses are not acceptable or practical. Within open countryside and beyond reasonable access of urban areas, main villages and smaller settlements, residential proposals will only be support where:

1. There are acknowledged historical, architectural, local landscape or amenity benefits of retaining the building.

Acorus Comments

Following the outcome of our pre-application discussions with the local planning authority, it is considered that the proposal complies with HBA13 (paragraph 1) above. The buildings were marketed for an alternative commercial use between January and July 2009 without generating an acceptable offer.

H14 - Re-using Previously Developed Land and Buildings

"Proposals for the re-use, redevelopment, conversion or change of use of previously developed land and existing buildings for residential purposes will be permitted where:

1. The proposal is consistent with the housing provision and other policies of this plan;
2. The proposal respects the character and appearance of its location, and protects existing and proposed residential amenity";

Acorus Comments

The proposal is considered fully compliant with policy H14.

S7 - Natural and Historic Heritage

"The following aspects comprising of the County's historic and natural heritage will be protected, restored or enhanced:

3. the historic heritage including archaeology, buildings and areas of historic or architectural importance, and natural landscapes; and
4. landscape features that contribute positively to local distinctiveness and quality of the local environment"

Acorus Comments

The proposal will protect, restore and enhance buildings which will contribute to the local distinctiveness and quality of the local environment.

NC1 - Biodiversity and Development

"In determining all development proposals, the effects upon biodiversity and features of geological interest will be taken fully into consideration. Prior to determination of applications for development on sites where there is reason to believe such features of importance exist, a field evaluation may be required. Proposals should:

2. Demonstrate that the proposal will have no adverse effects on any adjacent biodiversity and features of geological interest, or lead to the fragmentation, increase isolation, or damage to protected or priority habitats and / or priority or protected species".

Acorus Comments

A biodiversity survey has been commissioned for the project and the recommendations will be followed accordingly to provide alternative habitats for any protected species that may be affected by the proposed conversion. All works will be undertaken outside the time period when protected species are likely to be in occupation as outlined within the report conclusions.

CONSULTATIONS

Pre-application consultations have been undertaken with various members of the Planning Department at Herefordshire District Council, including initial consultations with Rebecca Jenman.

EVALUATION

The proposed conversion of the redundant buildings at Croft Farm is considered to be a reasonable and appropriate development noting the adopted planning policies of Herefordshire District Council. It will preserve the positive features of the original buildings and their rural character, whilst refurbishing the traditional sections. Furthermore, part of the capital realised from the sale will be used to ensure that the adjacent Croft Farm farmhouse can be renovated as part of a sustainable rural business.

ACCESS

The existing access is located directly off the A4110 and, as an established entrance, can continue to be used however with poor visibility onto a high speed road is considered to be dangerous.

The recently approved alternative means of access onto the farm is considered to be a much safer route for all agricultural and non-agricultural traffic. Condition 6 of that approval requires the permanent closure of the existing access immediately adjacent to the A4110. The approved new route will fully meet the ongoing agricultural needs of the business (access to land and the modern farm buildings) and also provide access for any future residential / associated traffic, fully complying with Highway Authority requirements.

The approved new access route is to be constructed in the immediate future.

DESIGN**Use**

The redundant traditional agricultural buildings at Croft Farm will be converted to 2 No. residential properties, together with car and garden storage outbuildings.

Amount

The proposed development includes the conversion of existing agricultural buildings to:

- 2 No. residential dwellings;
- 2 No. car and garden storage buildings.

Layout

Please see submitted plans for details.

Scale

The scale of the proposed residential conversion is considered reasonable and is to a large extent, dictated by the footprint of the existing traditional agricultural buildings. See attached plans

The main agricultural building is approximately 47m x 7m (with a 13m x 3.5m lean to). The main section of building increases from a height of 4.1m at the eaves to 7.0 m at the ridge - suitable to accommodate 2 storeys.

The existing single storey outbuildings measure approximately 37m x 5.5m x 2.75m to the eaves (4.2m to ridge). This structure is considered suitable for use as car and general garden storage purposes with very limited conversion work in line with its previous agricultural use.

Landscaping

The existing boundary features will all be retained and renovated totally in keeping with the existing rural character of the buildings. The entire farm benefits from hedgerows and adjacent woodland planting which will be actively managed for its landscape, wildlife and conservation value

Appearance

The appearance of the proposed development will preserve the existing rural character of the buildings. Boundary treatments will remain as existing.

The existing steel corrugated cladding will be removed and replaced with timber cladding in a similar, horizontal shipped lapped style, to the existing timber cladding. The existing roof sections covered with steel corrugated sheeting will be replaced with reclaimed grey slates to match the local vernacular. The existing stone walls and brickwork of the main agricultural building will be retained, following raking out / re-pointing work to make good bonding where required.

Windows will be double glazed and from sustainably sourced timber with timber variety and appearance to be agreed with the local planning authority.

Doors will be constructed from sustainably sourced timber with timber variety and appearance also to be agreed with the local planning authority.

Flood Risk Assessment

The proposed site does not fall within the Environment Agency's Flood Risk area.

CONCLUSION

Noting Herefordshire District Council's adopted planning policies and the extensive pre-application consultation completed prior to the submission of this application, it is considered that the proposed development is fully compliant with adopted planning policy.

It is considered that planning approval should be granted for the proposal by Herefordshire District Council.

Mick Robson MRICS
Technical Director & Rural Planning Consultant
Acorus Rural Property Services Ltd

Agent to Mr M. Boothman

October 2009