

Design and Access Statement for a Planning Application and Listed Building Consent
Spring Farm, off Brook Street, Hartshorne



For the conversion of existing farmhouse and associated farm buildings
to three dwellings

At

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1. Introduction

- 1.1 Section 42 of the 2004 Act requires that Design and Access Statements be submitted with planning applications of this nature, setting out design concepts and principles and access issues. The aim of the statement is to demonstrate a commitment to good design, to explain and justify the proposal in a structured way.
- 1.2 A major role of this statement is to demonstrate how the local context within which the proposal will be located has influenced the design.
- 1.3 The proposal subject to this planning application and listed building consent relates to a scheme for the conversion of the existing farmhouse and associated buildings to three dwellings. It also requires the demolition of some small built elements of the existing courtyard and an element of new build.

2. The site and its Location

- 2.1 The site, Spring Farm, comprises a dwelling and its residential curtilage. It lies on the edge of, but within, a predominantly residential area, surrounded by residential development to the south and east. The site itself is bounded by mature hedging and post and rail fences.
- 2.2 The site is accessed from Brook Street.



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3. Planning history

3.1 The site was subject to a previous planning application and approval in 2013 – permission 9/2013/1003.

3.1 Since that date there has been significant deterioration of the outbuildings and some vandalism.

4. Planning Policy

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) set out the Government's national policies on different aspects of spatial planning in England.

4.2 Paragraph 7 of the NPPF 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes further to state that the overarching objectives are (1) Economic, (2) Social and (3) Environmental.

4.3 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including, amongst other criteria, replacing poor design with better design and widening the choice of high quality homes. Paragraph 11 (b) (i), requires protection of assets of particular importance and character fulfilling needs and opportunities for the local area.

4.4 Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas and in Section 10 it comments that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

4.5 In determining planning applications, paragraph 79 states that the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; the development would re-use redundant or disused buildings and enhance its immediate setting; the development would involve the subdivision of an existing residential dwelling; or the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

4.8 Paragraph 118 (d) indicates Planning policies and decisions should promote and support the development of under-utilised land and buildings.

4.9 Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable

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development, creates better places in which to live and work and helps make development acceptable to communities.

- 4.10 Paragraph 127 states that Planning policies and decisions should ensure that developments: a) 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; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) 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); d) 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

Local Planning Policy

- 4.11 The South Derbyshire Local Plan was adopted in June 2016.
- 4.11 Document Local Plan Part 2 limits development within Hartshorne to within the village confines as defined on the Local Plan Policies Map, within which Spring Farm is located. New development is expected to be in keeping with the scale and character of the settlement.
- 4.12 Within Housing Policy H1, Hartshorne is designated as a local service village and as such developments of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross-subsidy site as long as not greater than 15 dwellings.
- 4.13 Policy S1 states that It is essential that the District's heritage assets, landscape and rural character are protected, conserved and enhanced.
- 4.14 Policy S2 introduces a "Presumption In Favour" of Sustainable Development.

Designations

- 4.15 Spring Farm was listed on 6th January 1987. It is a Grade II listed building.

The listing description is as follows:

'Spring Farmhouse and Attached Barn II Farmhouse. Probably C17 and later. Rendered brick and timber framing. Plain tile roofs with external stack, gable and ridge stacks. Two storeys. South elevation of three bays. Off- centre doorway with segment head and C20 door. To the right a 3-light C20 casement. To the left a 3-light and a 2-light casement, and beyond, a C19 2- light casement. Three 3-light C20 casements above. Brick barn attached to left, has a segment headed doorway with plank door and a doorway with flat arch and plank door. Within the barn the gable end of the house has exposed box framing of substantial timbers, with upward braces. The interior has a large fireplace with Bressumer (Clavel) and later infill. Winder staircase against the stack. Stoop chamfered beams and evidence of stud partitions.'

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5. Design Principles

5.1 In developing a scheme for the site we have had regard to the following design principles:

- x to respect the building's grade II listed status
- x to develop the site at a density which results in a satisfactory living environment given its village location, within a residential area
- x to achieve access to the site in a manner which protects amenities of adjacent residential properties
- x to ensure the setting of the listed building is not detrimentally affected
- x to retain and protect the existing boundary landscaping as far as practicable
- x to reflect the local vernacular

6. Description of the Scheme

6.1 The proposal subject to this application relates to the conversion of the existing farmhouse and associated farm buildings into three, three bedroomed dwellings, which will be easily assimilated into the existing built fabric of the village and which are fit for purpose as well as environmentally sound. A structural survey accompanies the application, which has established which elements are capable of conversion. The applicant has tried to keep as much of the historical fabric of the building as possible as part of the application, but some may have to be removed at a later date if they are not salvageable. Close liaison with the conservation officer at all times during demolition and construction works will be required to determine what can and what cannot be saved. *-further consultation has been made with regard to the extent of demolition considered appropriate. The outline of proposals led to discussion and agreement that the former milking parlour buildings to the west of the courtyard are beyond repair and will be demolished with salvage of as much materials as possible to be incorporated into the rebuild of good foundations. The former workshop also housed a milking stall and is now considered to be better demolished and rebuilt to form more appropriate door and window openings in similar style, but of higher quality construction suitable for habitation.*

6.2 The scheme incorporates three plots: Plot 1, as described to the east of the site above, which comprises the conversion of existing outbuildings to a dwelling, demolition of the low single storey severely dilapidated former milking parlour buildings and former one-and-a-half-storey workshop and creation of a residential curtilage with an associated paddock; Plot 2, which

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comprises the renovation of the existing farmhouse, demolition of a WC lean-to and creation of a curtilage; and, Plot 3, which following the demolition of the pig sties incorporates an element of new build, with the conversion of the stable buildings to link in.

- 6.3 The existing courtyard will be landscaped. Curtilages to the north and west of the site will be delineated by post and rail fencing in keeping with the rural landscape. A separate enclosed hard surfaced bin store will be provided to the north west of the built area.

Repairing/replacing damaged brickwork

- 6.4 Where any decay has occurred it will be necessary to take action to rectify the damage. In some cases, it may be necessary to carefully replace single bricks or small areas of brickwork particularly where spalling has occurred. Great care should be taken when cutting out the affected brickwork not to cause new damage to the surrounding area. Replacement bricks should match as closely as possible the colour, texture and, most importantly the size of those which they are replacing. *Mortar to be used will be a cement:lime:sand mortar for re-build and a simple lime mortar for repair of original exposed mortar joints in keeping with the original construction.*

Cleaning

- 6.5 Cleaning soiled brick should be undertaken carefully if at all. If considered essential, small scale tests should be employed to assess the effectiveness and likely damage which could be caused before any large-scale work is carried out. Brickwork can simply be washed down using water and a bristle brush to remove some surface deposits, but care should be taken to avoid exposing the brickwork to too much water. To avoid it penetrating into the brick care should also be taken not to be too vigorous in scrubbing the face.

Decayed pointing

- 6.6 Where re-pointing is necessary, the raking out of the old mortar should carefully be carried out by hand in order to avoid damage to the corners of bricks. The correct tools such as a thin chisel and pointing tool should be used and in many instances the use of a skilled tradesman will be required. Appropriate replacement mortar should be used and agreed with the conservation officer.

External Render.

- 6.7 The existing cement-based render is to carefully be removed and replaced with a lime-based render. Once the wall surface is prepared it should be made wet - but not soaked - to ensure that moisture is not drawn out of the applied render, so that it does not dry out too fast. The first laying-on coat is then applied to a depth of about 9-16mm. This coat is then scored to provide a key for the next layer, and covered with damp hessian, (not plastic sheeting which prevents drying) to protect the render from excessive heat or frost to allow a gradual set. Sometimes the first laying-on coat is more like dubbing out, but this depends on the situation. There are also different approaches to the way in which the coat is scored to provide a key for the next layer. The next coat should not be applied until

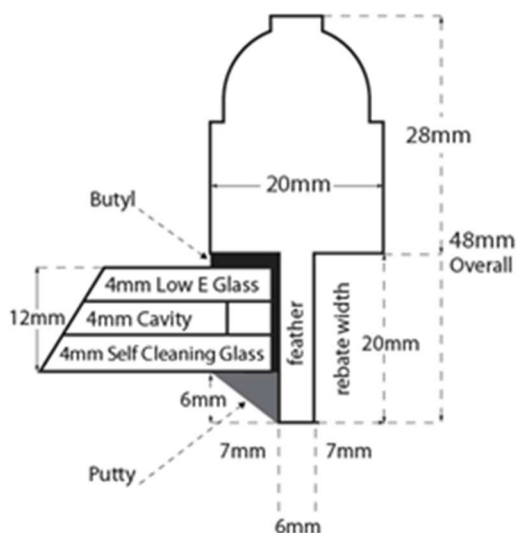
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the whole depth of the first laying-on coat has been allowed to 'cure' or set. Drying times for the undercoat should be approximately 2 days in summer and 7 or more in winter. Sometimes a render will be sprayed with water after application to stop it from drying out too fast.

- 6.8 The number of laying-on coats will vary according to the wall and type of building but should normally be finished by a finer butter coat, which prepares the surface for the topcoat. The butter coat should have a finer aggregate and be less thick than the laying on coats. The butter coat should be around 9mm. The finishing coat should normally only be a few millimetres thick (3- 9mm), of a 1 lime: 3 aggregate mix. It is normally finished with a wooden or plastic float to make sure that it is properly compacted and to give a fairly smooth surface finish.
- 6.9 The existing render is lined out. Lining-out is the method of running very fine lines across a smooth render to create the illusion of finely jointed stone ashlar. Render should only be lined-out where there is previous evidence for it. Lining out should exactly follow the pattern of the original and be indented to appear like mortar joints, not just scored with a trowel. Lining out should be agreed with the conservation officer.

Windows

- 6.10 It is proposed to use *Timber framed windows to the main farmhouse building with side casements with double glazed panels to Plot 3. It is intended to adopt sealed framing and glazing to achieve U-Values to comply with Building Regulations and achieve as close an appearance to the previous glazing as possible. Older style frames of historic profile that need to be replicated by agreement with the conservation officer will be detailed as below if required.*



Plots 1 and 2 will have traditional style timber frames with double-glazed panels in a style to compliment the surrounding buildings style.

First Floors

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- 6.11 Lime ash floors to remain *to the first floor of the Farmhouse over the lounge and to the first floor over the snug. Half of the floor over the Dining room and the whole floor over the kitchen, have been affected by fire damage to floor joists and will need to be replaced following replacement of the defective joists. The replacement floor construction above joist level will be 65mm Lime screed NHL5 2/1 with reclaimed crushed aggregate from the floor removal (subject to conservation officer approval). Ground floor replacement will comprise Geotextile, 100mm MOT Type 1 sub-base, 150mm Recticel closed cell foam insulation, Dampproof membrane and 100 Lime Concrete screed of NHL5 +10/20 TechniClay aggregate. Surface treatment of linseed oil.* Ceilings to be lath and lime plaster as internal walls to the main farmhouse building.

Internal walls

- 6.12 Existing lath and lime plaster to be carefully removed and renewed to match existing subject to a specialist's advice. New lime plaster should be decorated with limewash. This water-thin coating usually consists of 1part lime, 2 parts water. If however, following mixing but prior to application, the limewash in the bucket is found to have a sludge at the bottom, then a little more water is required to mix the constituent parts together. The first coat of wash should be painted onto a damp wall, from the top down, to avoid streaking. A whole area of wall should be painted in one go, as join marks will show, when dry. Each coat must be dry before applying the next. Leaving the surface to dry overnight is usually sufficient. Six coats or more should be applied to create a relatively smooth, visually uniform surface.
- 6.13 It is proposed to line the walls to plots 1 and existing parts of plot 3 with a breathable timber frame filled with insulation. The cavity between the existing wall and new frame is to be ventilated.

Ground Floors

- 6.14 The suspended timber floors *are to be removed and replaced with Lime concrete floors as described and specified in Clause 6.11 above. Solid ground floors are proposed to be replaced with an insulated limecrete floor which again will allow the house to breathe again as in Clause 6.11 above. Actual thicknesses of Stone and insulation may need to be adjusted to suit the foundation depths found during excavations.*

Roofs

- 6.15 Further investigation is required regarding the structural stability of some of the roof members. *It is proposed to repair/re-use all members where possible. Where necessary, Rafters will be supplemented to achieve the required load carrying capacity as needed. The existing rosemary tiles are to be re-used where possible utilising any tiles from the courtyard side of the house to effect renewal of the street side of the property.* It is proposed to use TLX gold combined breathable insulation and breathable felt. All flashings are to be renewed in code 5 lead.
- 6.16 *The Large barn to the west of the farmhouse has substantial Purlins and trusses. The gable is in poor condition and the ends of the purlins to that section have been exposed to the elements. It is anticipated that a steel frame would be an appropriate method to replace the gable wall and provide*

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adequate support to the purlins at a point where weathering has not occurred. This would allow the proposed more modern gable to be installed on appropriate foundations. The adequacy of the newly inserted rafters is considered appropriate for the current profiled steel sheeting currently installed by the previous owner but may not be adequate for the proposed reinstatement of Clay tiles insulation and plasterwork. As these rafters are modern treated timber elements, it is considered that any replacement would not be detrimental to the appearance. The purlins and truss would remain exposed as part of the refurbishment

Services

- 6.16 Cast-Iron gutters and rainwater pipes are to be renewed. *All new guttering and rainwater pipes to be black finished cast metal.*
- 6.17 *As there is no gas service to the village, electric heating is to be adopted. It is proposed to adopt air-source heat pumps as the primary heat source. The precise details of the size and location of the heat exchanger needs to be determined, but there is an acknowledged requirement to minimise the visual impact. This may require extended runs of pipework to suitable agreed locations for the units. The positioning is to be agreed with the conservation officer.*

Landscaping

- 6.18 The applicant has endeavoured to retain the existing landscaping and boundary treatments to provide a mature garden setting for the proposed dwellings at the outset. Precise details of hard and soft landscaping is to be agreed by condition.

7. Consultation

- 7.1 As part of developing this detailed proposal we have consulted with the Council's Planning and Conservation Officers. *The more recent consultation and perceived requirements are noted in this document in italics and the revised drawings.*

8. Justification of the Scheme

Principle of Development

- 8.1 Hartshorne is a sustainable and acceptable location, in both established and emerging policy terms, within which to locate such a proposal. Whilst the site is not a brownfield site, it is located within an established built-up residential area, where development should be considered acceptable in principle.

Designing in Context of the Site's Surroundings

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- 8.2 The site is located within an area where there is a mix of dwelling types including two-storey traditional dwellings and modern two-storey dwellings. There is no particular overriding style or use of materials notable in buildings in the area.
- 8.3 The proposed scheme makes the maximum use of the site, in an established residential area, whilst meeting the Council's planning policies regarding its relationship with its context, the street scene and its status as a listed building in particular. The proposed density is considered to be appropriate to its listed setting, and relationship with adjacent properties.
- 8.4 The proposed dwellings have been designed that they sensitively respect both the existing buildings' listed status and nearby residential properties. The proposal will retain and enhance the existing courtyard appearance. The applicant is keen to ensure that the design and proposed materials and landscaping is an appropriate and sensitive design, given its village location. The proposed dwellings sit within good sized plots, to ensure that, given its sensitive listed status, and surrounded by other dwellings, the site is not overdeveloped. In particular, the retention of the paddock and post and rail fence on the corner of Springhill and Brook Street, will retain the site's rural feel within the public realm. Overall, they should have a good relationship with their immediate surroundings, buildings, spaces and views from the public realm and will retain the character and identity of the settlement.
- 8.5 Accessibility to the properties is not considered to be an issue in this particular instance as these are relatively small, bespoke properties.

Heritage Assessment

- 8.6 The conversion and renovation of the farm complex and bringing it back into beneficial use, will ensure that the listed building will be rescued from further decay, following a damaging fire some twenty plus years ago. It will also result in the removal of several unattractive dilapidated timber sheds from within the curtilage.
- 8.7 Spring Farm marks the point where Brook Street changes from a built to more rural environment, beyond which the street opens up to ever widening rural views, rising up the hill. Accordingly, Plot 1 has been carefully designed to ensure the domestic curtilage does not extend into the existing paddock, to ensure the original setting of the listed building is retained and along with renovations to the building and courtyard, is in fact enhanced. The collapsed and unstable gable is proposed to be stabilised by introduction of a steel frame to support the existing roof purlins with an opportunity to provide an open aspect and attractive feature to the building approach without detracting from the historic character of the building.
- 8.8 In order to respect the principal unit of the farmhouse, which is essentially the reason for the listing, this has been incorporated into Plot 2. The layout of the ground floor has been retained with slight differences to room usage, but to the north, the former rear entrance is proposed to be extended into the car port area to form a functional modern kitchen with new window overlooking the courtyard. This also has enabled the garden on the south-east side to be made larger, which better reflects the primary status of this particular plot.

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- 8.9 Plot 3 comprises conversion of the two-storey stable block and the rebuilding of the existing pig sties, in a style and with materials which will match the existing range of buildings to form a natural replacement and extension to the courtyard.
- 8.10 Use of appropriate materials, such as set out in section six above, *black cast metal* rainwater goods etc will ensure that the buildings are sensitively restored.

Protected Species

- 8.11 A protected species survey and a subsequent emergence survey report accompanies the application. The proposed development is unlikely to have a negative effect on the biodiversity of the area, as it will only affect an area, which would be classed as of limited wildlife value. The results of the emergence survey demonstrate that the buildings show no evidence either externally or internally of significant bat activity that would indicate the presence of a bat roost.

Flood Risk Assessment

- 8.12 A flood risk assessment accompanies this application. The flood zone maps show that the site lies within Flood Zone 1 and is not at risk of fluvial flooding in storm events up to 1 in 1000 years. This means the site is at little or no risk of flooding. The vulnerability of the development to flooding from all other sources, such as pluvial, sewerage, groundwater and artificial water bodies, has been assessed. It is considered these sources pose a low risk to the development, subject to the satisfactory maintenance of the ordinary watercourse within the site.

Residential Amenity

- 8.13 The site is surrounded on two sides by residential development; however, none are in sufficiently close proximity so as to cause an issue regarding loss of amenity by virtue of overlooking or loss of light. Indeed, the proposals relate to conversion works along the southern boundary, which will have little or no difference in impact than the current farmhouse.

Access and Parking

- 8.14 Adequate parking can be provided within the site and also allows turning within the site so that vehicles can leave in a forward direction. The traffic generated by three residential properties will be far less than the potential which could be generated by a fully operational farm and its associated large, slow-moving, vehicles. *The hedging to the main farm entrance is to be removed and new stock proof fencing installed to provide adequate sight-lines for entry and egress.*

Trees and Landscape

- 8.15 No trees will be affected as part of this application.

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- 8.16 The applicant has endeavoured where at all possible to retain existing landscaping on site. In addition to providing an instant mature garden setting for the proposed development, retaining existing boundary treatments will assist in protecting neighbours' privacy.

9. Conclusion

- 9.1 The site is located within the built-up area of Hartshorne. The policy guidance contained both within adopted and emerging Local Plans supports residential development within such locations. The principle of housing in this location should not be an issue.
- 9.2 It is considered that this scheme will provide for three converted dwellings, built to a high standard of design and of appropriate size to their location, in a manner which rescues and enhances the listed building, the character of the village, without detrimental effect on neighbouring properties, highway safety or the setting of the listed building or indeed the listed building itself. In our opinion it will comply with all the relevant policies of the adopted Local Plan and is a sustainable location for further residential development.