

Farm buildings, Main Street, Eastoft

Design Statement : August 2009

August 2009

DEVELOPMENT CONTROL SECTION

12 AUG 2009

DATE RECEIVED

Referred To



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2. Plan of barns as existing
3. Site Images - Building 1
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5. Site Images - Building 2 cont.
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8. Precedent Images
9. Use and Amount
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Eastoft Village

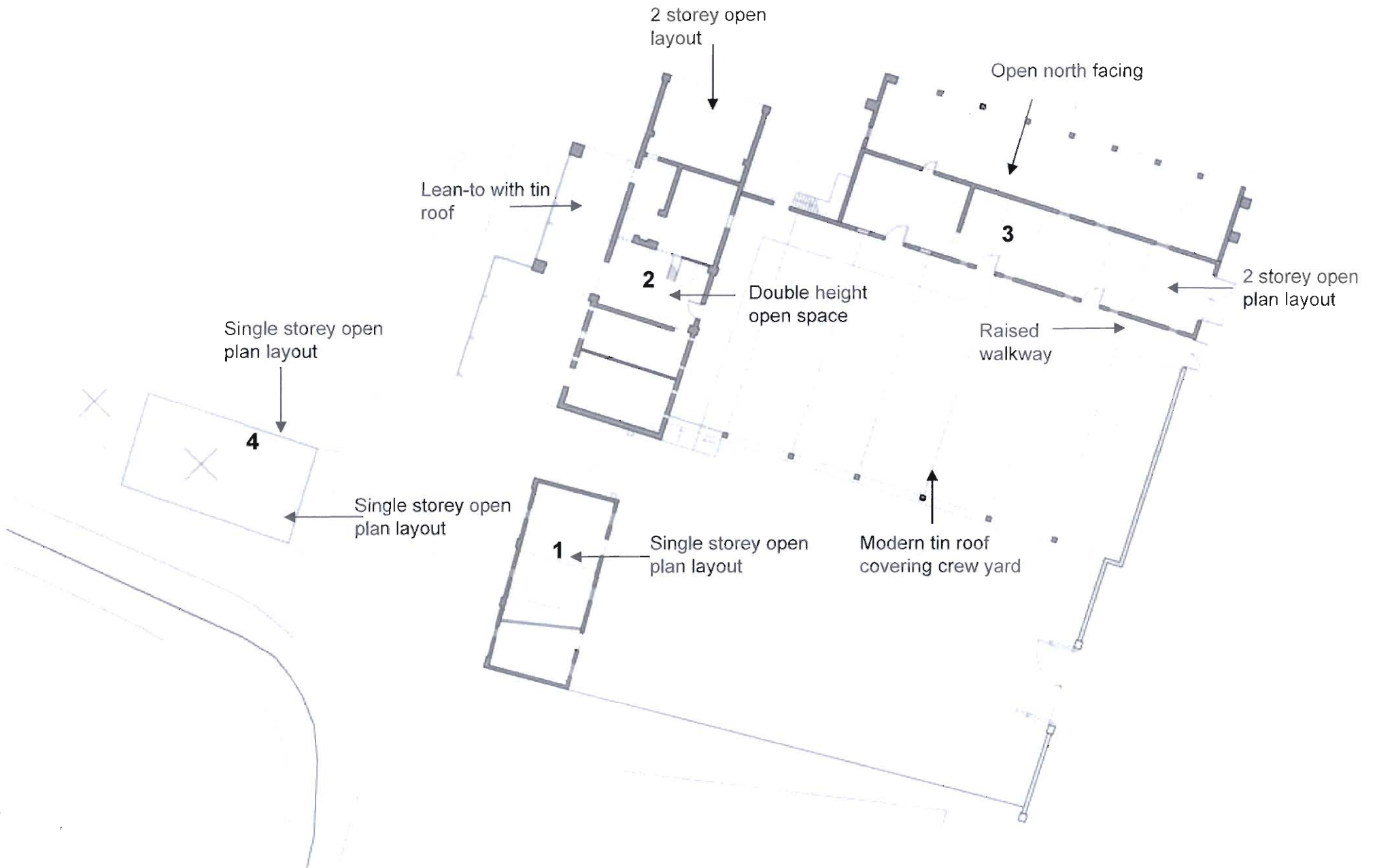


The grouping of barns is situated within a plot of land of approximately 0.8 hectares. The site is located in Eastoft, a small rural village situated close to the A18, approximately 12 miles north west of Scunthorpe and 9 miles south east of Brigg.

The predominant materials used within the village are brick and stone for walls, and a mix of clay pantiles and slate for roofing.

The project comprises of the conversion and refurbishment of an existing set of barns to a form three separate dwellings, with a mixture of two & three storeys of accommodation. Also the removal of a modern tin roof across the courtyard which is of little architectural merit. The proposed scheme is on land that sits just outside the development boundary, but is physically within the village.

The barns are constructed of red brick with roofs finished in clay pantile as is common throughout the village.



A. East elevation of barn 1



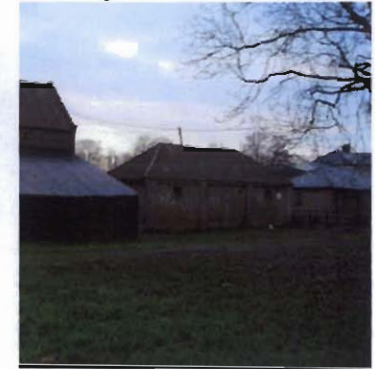
B. East elevation



C. Internal space



D. Rear view in relation to building 2



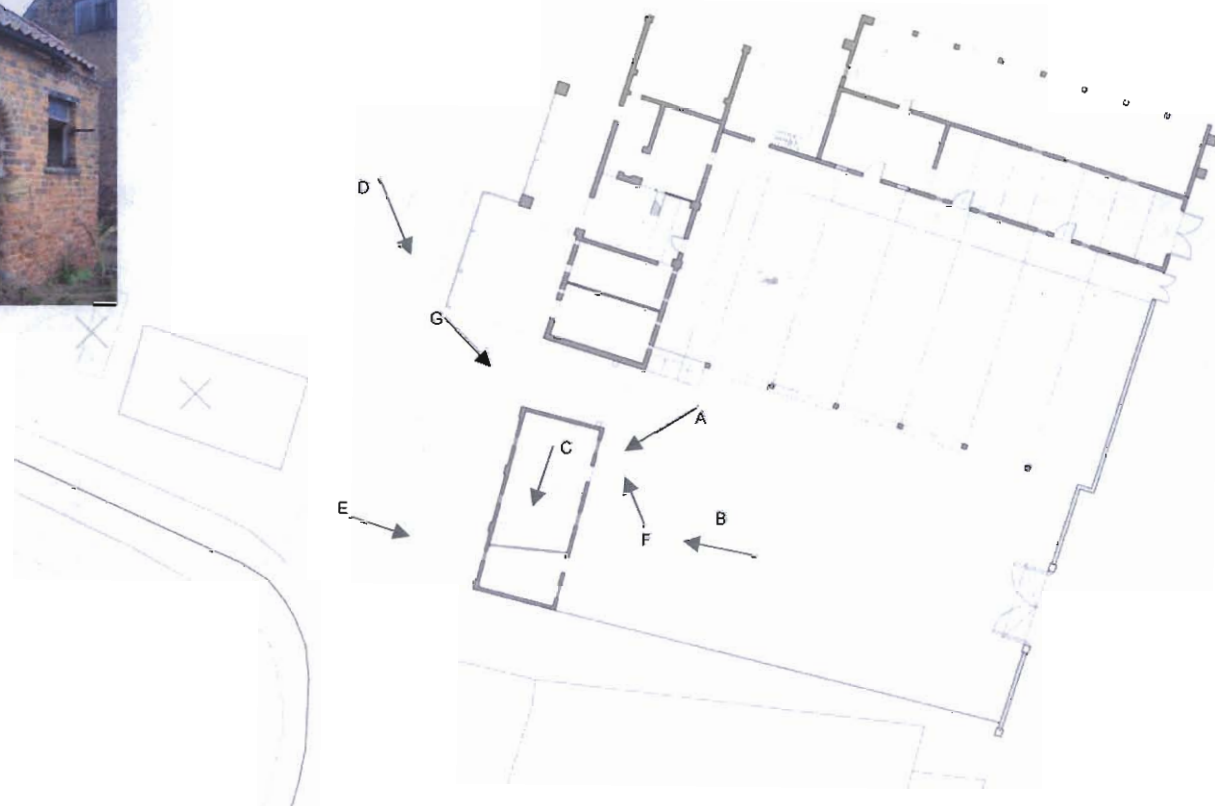
E. Rear elevation



F. Door and window detail



G. View of north and west elevations



Site Images - Building 2

August 2009

A. West Elevation showing lean-to shed



B. East elevation of barn 2



C. Lean-to shed



D. North elevation – corrugated tin sheeting to open-ended barn



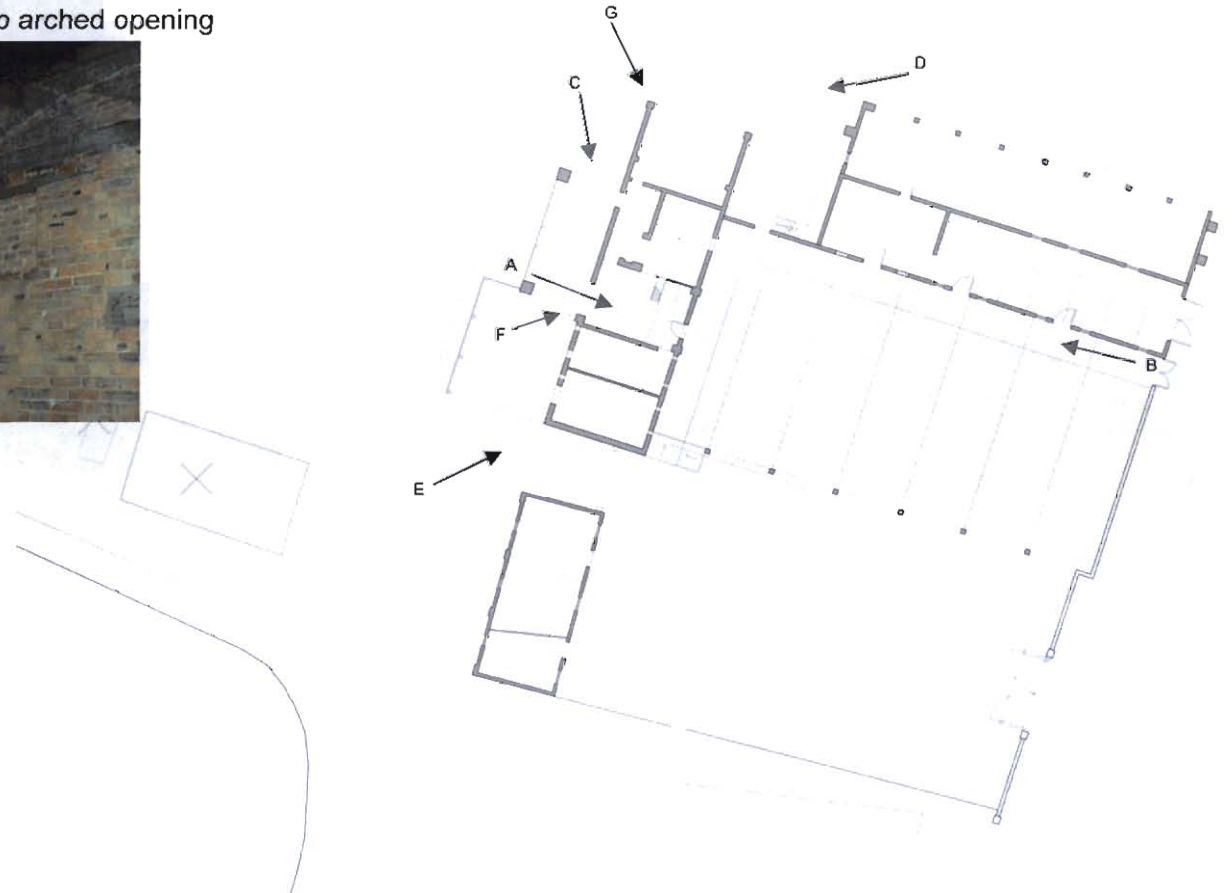
E. West Elevation showing lean-to shed



F. Blocked up arched opening



G. North elevation – corrugated tin sheeting to open-ended barn



A. Walkway across void



B. Internal space



C. Eastern view of corner



D. Blocked up arched opening from above



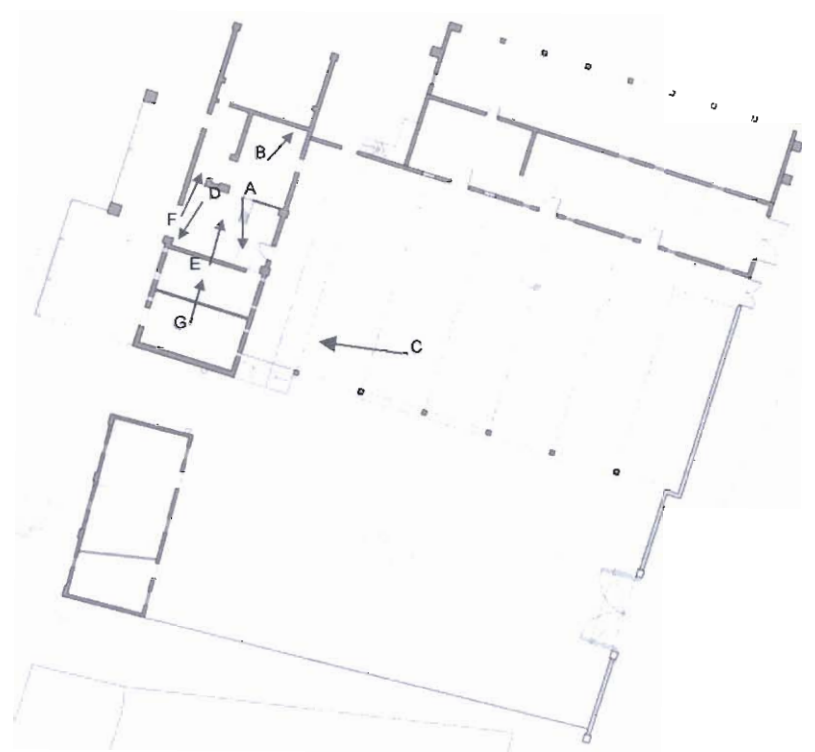
E. First floor level from below



F. Internal space



G. Double height space



A. North elevation



B. South elevation



C. East elevation



D. South elevation



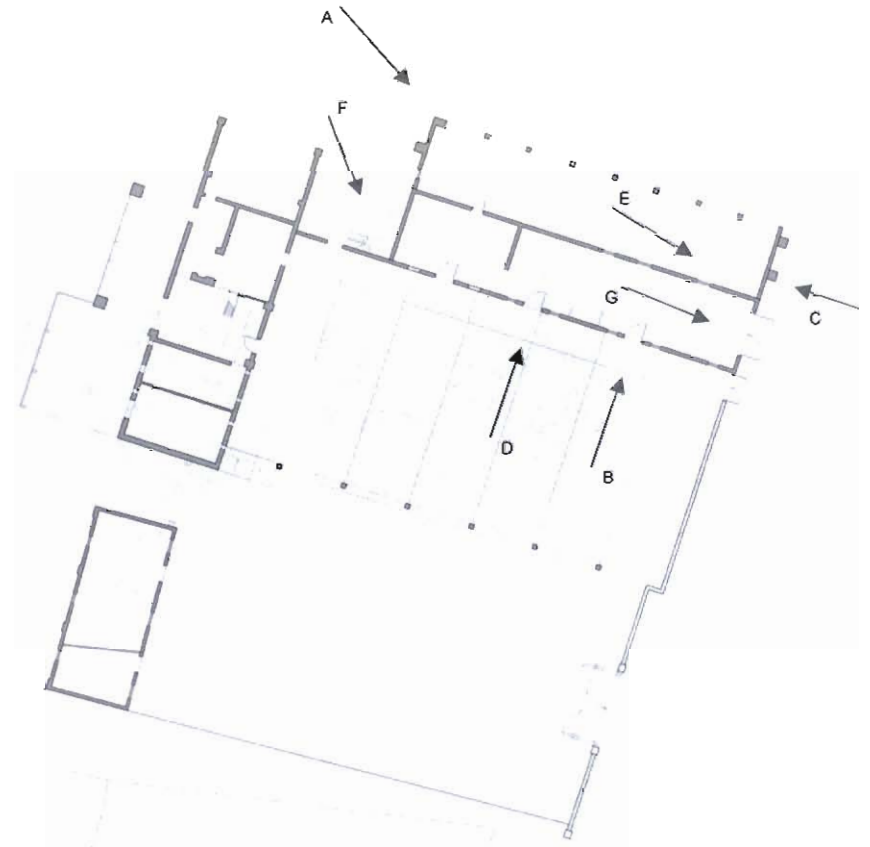
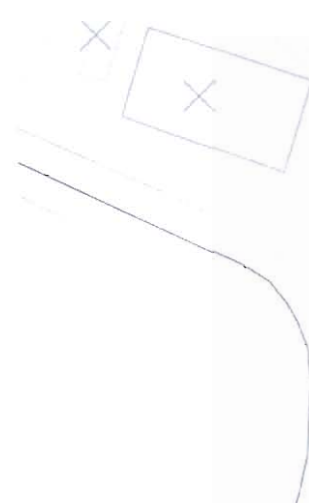
E. North elevation under catslide roof



F. West elevation and external stair



G. Internal space



A. North elevation



B. North elevation



C. south elevation



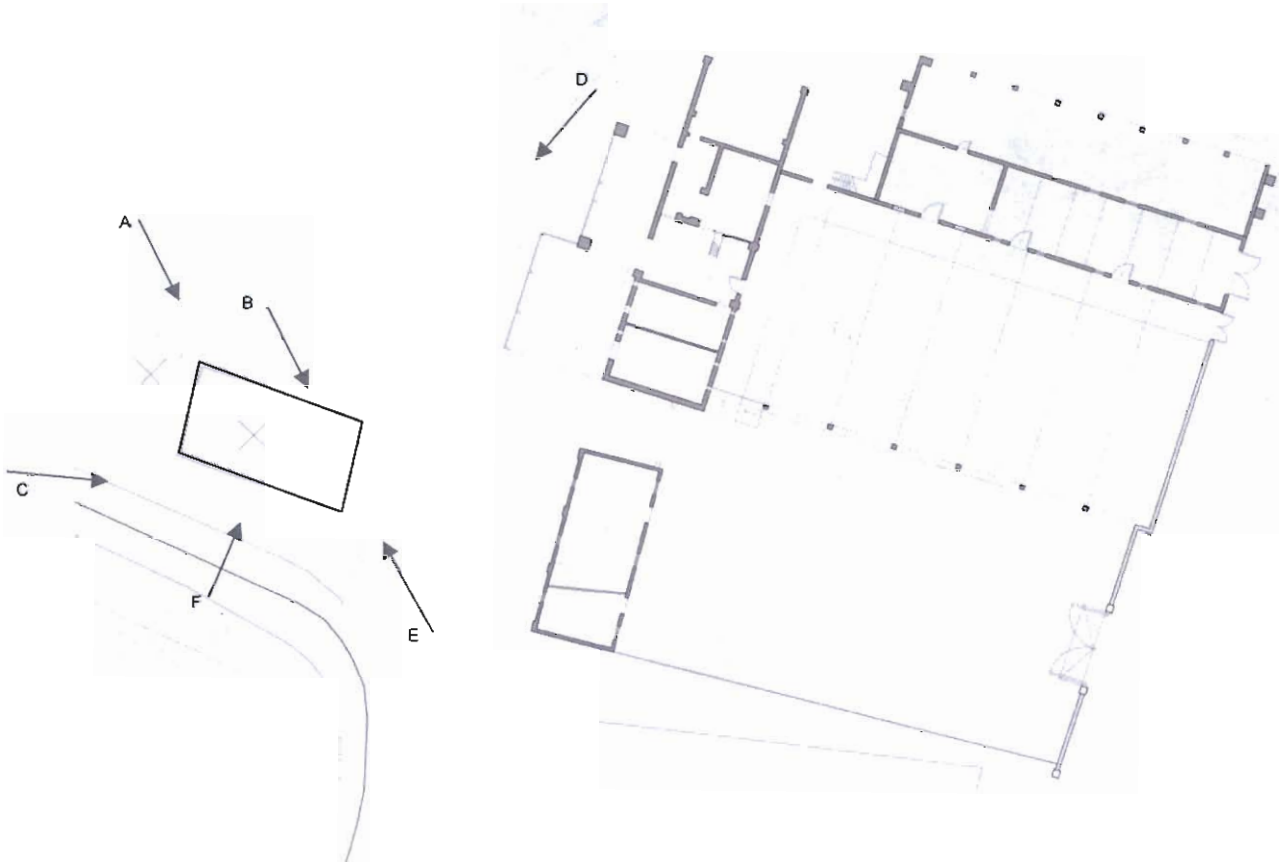
D. north elevation



E. east elevation



F. south elevation





The barns are to be converted into three separate dwellings. This is appropriate within the rural, predominantly residential village. The grouping of buildings has previously been marketed by Neville E. Townend of Goole, for commercial / recreational use since the 6th of August 2007. However, since receiving little interest and no serious offers, it has been concluded that a commercial use is inappropriate in this context. Documentation accompanies this application.

The scheme is primarily conversion of the existing barns, keeping the development largely within the envelope of the existing buildings and new build to an absolute minimum.

Building 1 utilises the existing space but proposes a small extension to include kitchen and dining space. A bathroom and 3 bedrooms, 2 of which have en suite facilities, are to be situated within the existing envelope of building 1.

The dwelling incorporates building 4 to provide a garage, utility room and sun space.

Building 2 proposes no new build beyond the existing envelope of the building other than the modified lean-to to provide a car port to be in the style of the existing structure and pantile roof to match the main building.

Building 3 proposes no new build outside the envelope of the existing building.

The existing buildings are orientated to exploit the south easterly sun, arranged around a south facing crew yard.

Building 1 retains the existing openings within the barn to provide a large living room and 3 bedrooms, the third being on first floor. A small timber clad extension is proposed with mono-pitch roof to mirror the lean-to car port on building 2, providing a kitchen and dining area. A glazed corridor between the extension and the barn serves to create a clear distinction between the existing and the new build whilst aiming to maintain the character of the barns. The extension is sympathetic to the grouping of barns, using materials already applied elsewhere on site.

Building 2 proposes the reinstatement of the two large archways into the barn to provide an attractive double height entrance and hallway. The kitchen and utility room are situated to one side of the hall, as well as a w/c. Roof lights within the modified lean-to provide a pleasant car port and allow light to enter the kitchen and space below. A large living room is situated to the northern side of the building with a void running through the building to the far end of the barn. A large glazed opening with oak cladding externally is proposed in place of the existing tin sheets to the northern elevation. The stair leads from the double height entrance hall to a master bedroom with en suite facilities, three bedrooms and a bathroom. The proposed second floor provides a guest room with en suite and a large room to be used as a games room, study or office.

Building 3 exploits the existing 'openness' of the barn. The proposal provides an open garage with storage space to the north side of the barn. The remainder of the north elevation is glazed to retain the open feeling and provides light to the associated rooms. An entrance from the north into a double height hallway is proposed. From here the lounge, kitchen and utility are easily accessible with the stair leading from the hall. A bathroom and four bedrooms are proposed on first floor, two of which have en suite facilities. Roof lights into the catslide roof allow light onto the first floor landing through existing openings.

The proposals are predominantly within the existing envelope of the building, with all new build and modifications of a relative scale to the existing barns and in a similar style. The small extension to building 1 is smaller in height than the existing barn to create a sense of hierarchy. The modified car port to building 2 is of the same scale as the existing lean-to.

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The landscaping strategy aims to utilise the existing landscape to create interesting and pleasant private and shared external spaces. A reinforced hard landscaped drive curves round the site following where possible the existing track. Trees and planting will be reinforced to the western boundary providing shelter to the site from neighbouring properties and the nearby road.

The majority of the landscaping focuses around each of the individual barns. Barn 1 has been designed to create pocket courtyards externally around the building providing private outdoor space. A walled garden to the east facing elevation provides extra garden that will receive east and south sun.

The ground around barn 2 banks up towards the northern end of the building. An external space has been proposed to the east of the barn, as with barn 1, to create a space benefiting from east and south sun. To the west of the barn, the existing lean-to is modified to provide an attractive car port in the style of the existing, but with a pantile roof in the style of the existing barn and with roof lights to provide additional light to the area below and internal rooms.

Barn 3 has the largest proportion of the south facing landscaped courtyard. To the north of the building an open garage is provided within the open element of the building. To the west of barn 3 and the east of barn 2 a shared space has been created.

The proposals aim to retain the character of the barns. For this reason the majority of the scheme sits within the envelope of the existing barns with only a small proportion being new build.

Elements which are characteristic of the barns are to be retained wherever possible. The existing doors are to be kept and held back revealing glazed openings, the external staircase to building 3 is also to be retained. Existing window openings are to be kept and fitted with new windows sympathetic to the barns.

Development Description

The development is located within the small village of Eastoft, to the north west of Scunthorpe and south east of Goole. The village is close to the A18 and motorway network with easy access to public transport and the amenities that both Scunthorpe and Goole offer. The project focuses on the conversion and refurbishment of an unused group of barns. The proposal provides three individual dwellings each with off road parking and gardens.

Vehicular Access

The existing track which runs from the west and serves the grouping of barns will be upgraded to provide good access to each of the proposed dwellings and courtyard.

Pedestrian and Bicycle Access

Due to the quiet rural nature of the site access by pedestrians, cyclists and vehicles will all be via a shared surface.

Emergency Vehicle Access

Access for emergency vehicles is easily achievable from the highway.

Parking

There is a designated covered parking area to the rear of each proposed dwelling, providing adequate parking space for the household and any visitor's vehicles thus avoiding any on street parking.

Disabled Access

It is our aim to create a development that is accessible and inclusive of all persons, no matter what their disability, age or sex. The scheme has been designed to allow level access into all areas without the worry of raised thresholds, giving priority to the pedestrian. Disabled access is provided to all of the site using level access .

All outdoor steps are designed for the ambulant disabled and all entrance doors have been specified to follow regulations as outlined in approved document M. The internal environments are disabled friendly taking into account ergonomic and anthropometric data.

A site meeting was held with Mark Simmonds, the North Lincolnshire duty planning officer, on Wednesday 14th February 2008. The concerns expressed and comments received were fed into the design process and have been addressed and resolved and have ultimately become part of the final proposals.

Following guidance from the Flood risk Assessment, mitigation measures have been taken to remove the risk of flooding to the proposed dwellings. The amended proposals were then discussed with Scott Jackson on 27th October 2008.

Comments received via email on 25th September 2008 from Darren Cowling regarding the creation of a new vehicular access have also been incorporated into the design.

In response to advice that further information was required regarding the investigation of protected species of newt on the site we have conducted a detailed survey which has concluded that the site is not being used for foraging or breeding by Great Crested Newts. The report accompanies this application. A dawn / dusk survey has also been conducted, as has an arboricultural survey as requested.

The proposals will restore the existing barns to become an attractive group of buildings within the rural village of Eastoft. The result of which will contribute to the character of the area. The scheme brings a new lease of life to the presently unused buildings whilst having regard to its neighbours and setting.