

Pentangle Design Group

Design Statement

For the Proposed Single Barn Conversion and Extension to

Marshfield Barn, Hinxworth

For Mr and Mrs Jones



Job No. 3852 Date: May 2025
Application lodged: May 2025 revision -

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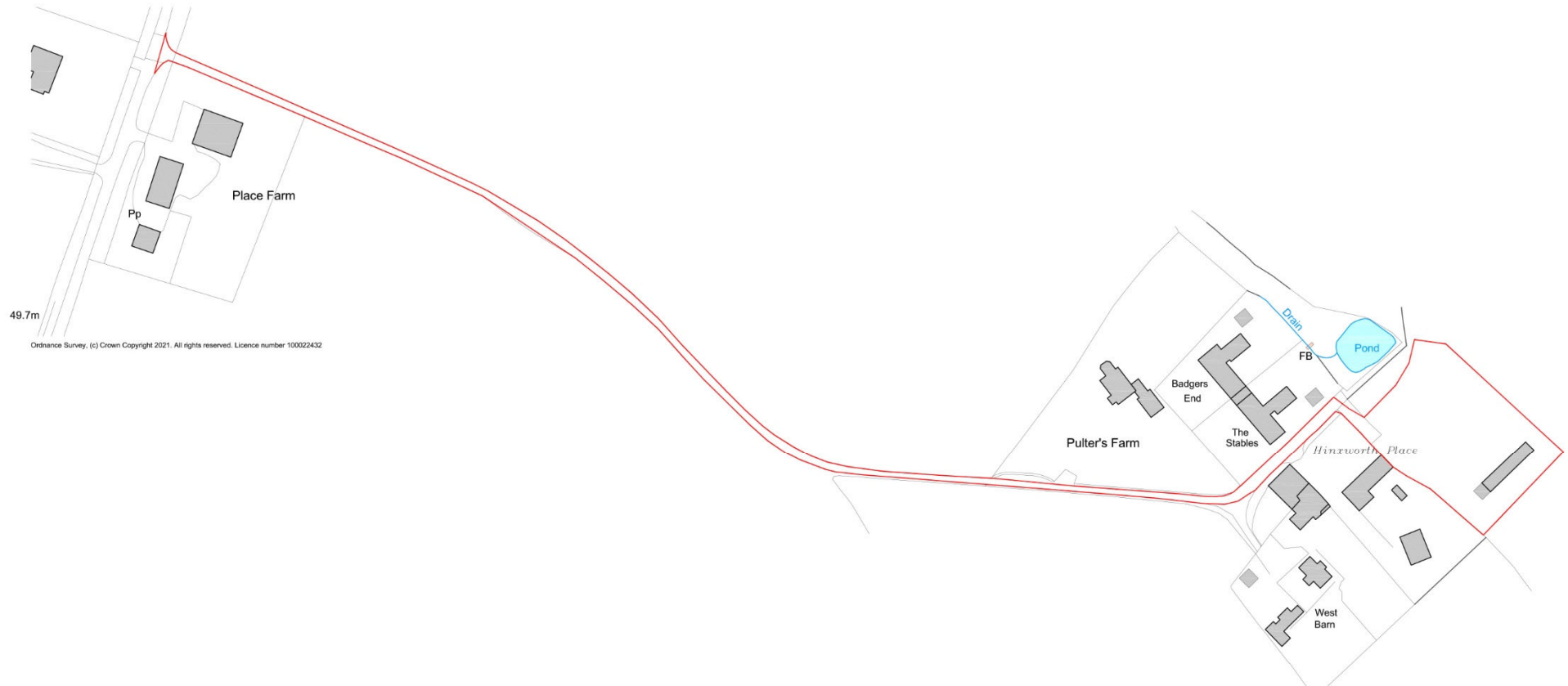
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INTRODUCTION

This statement is to support a full plans application for conversion and extension to an existing redundant farm building and proposed car port. The Barn conversion has previously been granted prior approval under Class Q, under application no. 22/00547/PNQ.

As can be seen from the plan below the existing site has a site area comprising 3160 sq m.

The site is not within the Green Belt or within a Conservation area.



THE SITE AND SURROUNDINGS

The application site is a large plot set back and behind a group of farm buildings and converted homes.

The barn itself is set quite far back into the site and accessible via a path down the southern boundary of the site.

The immediate surrounding appear to be farm buildings and barn conversions themselves. The grouping forming an informal community cluster of homes

As can be seen from the Google earth plan below the surrounding area to the south is of mature landscaping and trees. Northerly and to the east the farm land is open.



As can be seen in the image below, the barn is set deep into the site adjacent to open land.

The site itself is very open, now with boundary fencing in place to delineate the field from the new ownership.



The image below shows a photo taken from the North-west aspect of the site



The barn comprises of a series of 'bays' delineated by traditional timber posts set directly into the ground.



The site has previously been overgrown and, as a result, become dilapidated which became the reason for the Class Q application; providing new use and opportunity for the unused barn



FLOODING

The application site falls within flood zone 1. There is no history of flooding through surface or drainage water. The development will include a surface water drainage system using SUDS where possible.



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TREES AND LANDSCAPING

There are no TPO trees on site

It has previously been noted that the barn has fallen into dilapidation and, as a result, several self seeding trees have grown in and around the barn, subject to this application.

Where trees have compromised the structure and foundation of the barn, these will be removed. Where trees can be retained, they are noted on the drawings.

As can be seen from the proposals, several new trees are proposed throughout the site.

The planting of these trees and plants are to provide delineation to the boundary as well as aiding in privacy of the property.

HIGHWAYS CONSIDERATION

As can be seen from the submitted information the existing site access is located along an existing path to the west of the site.

The access is to be maintained and unchanged.

Current access to the site has been modified to aid in access to construction vehicles which have previously been intended to progress the construction pertaining to the Prior Approval application. The temporary access will be taken up and replaced with grass and planting following completion of the barn.

The access for vehicles will unchanged and it is intended to use the access which has been acceptable to all dwellings previously utilising this same access.

This application is for a single dwelling and it is not believed that the vehicle access requirements will not be any more greater than that given under the previously approved application.

THE PROPOSAL

The most important factor to note with regard to the site is isolation of the barn in reference to the other properties in the area. This barn, already subject to an approved Prior Notification is quite separate in terms of access and visibility from the cluster of properties in the locality.

The barn sits on a reasonably substantial plot in the top-most north-east corner of a small cluster of barns and dwellings.

The existing unused barn itself is of 'single storey' and of a very linear styling. Great care has been taken to not detract from the linear nature, but to enhance this with a single projecting element to the 'front' of the barn. The projecting single element accommodates an open plan living and kitchen space.

The other important style of this barn to note is the openness of the frontage. These proposals aim to retain this by allowing for glazing

elements to enhance these bays, retain the timber post elements within ensuring the character of the barn is retained.

The single storey aspect of the barn will also be retained, and care has been taken to ensure a comfortable living accommodation practically as well as ensuring the original feel of the barn is not dissolved.

These proposals include for a basement, which will not be visible from the public realm.

The proposals include for increased insulation values, as well as allowing for a high number of PV panels at the rear of the barn (in a discrete location) as well as Air Source Heat Pumps heating the hot water and under floor heating throughout the property, in an effort to reduce the carbon foot print of the property.



SCALE AND STREET SCENE

Great care has been taken to design a scheme to not fundamentally alter the character of the original barn. As such, the height of the roof has a limited increase to ensure the insulation values are improved only.

Materiality of the roof will be changed, but to a material comparably to the local area and to what would be found in use on local barns.

The rear extension will be limited in depth and height to the existing roof pitch and fall.

There is no street scene from which to relate this scheme, as the barn is set away from public visibility, however, care has been taken to ensure the scale is not detracting from the small cluster of properties or from the open scene in which the barn sits.



Proposed Front Elevation



Proposed South West Elevation

INTERNAL LAYOUT AND PERSONAL ACCESS

The open frontage nature of the existing barn, and location within the plot has broadly led the internal layout and design solution of the proposals.

The frontage remains significantly open by the inclusion of open glazing looking over, what is proposed to be, garden and outside amenity.

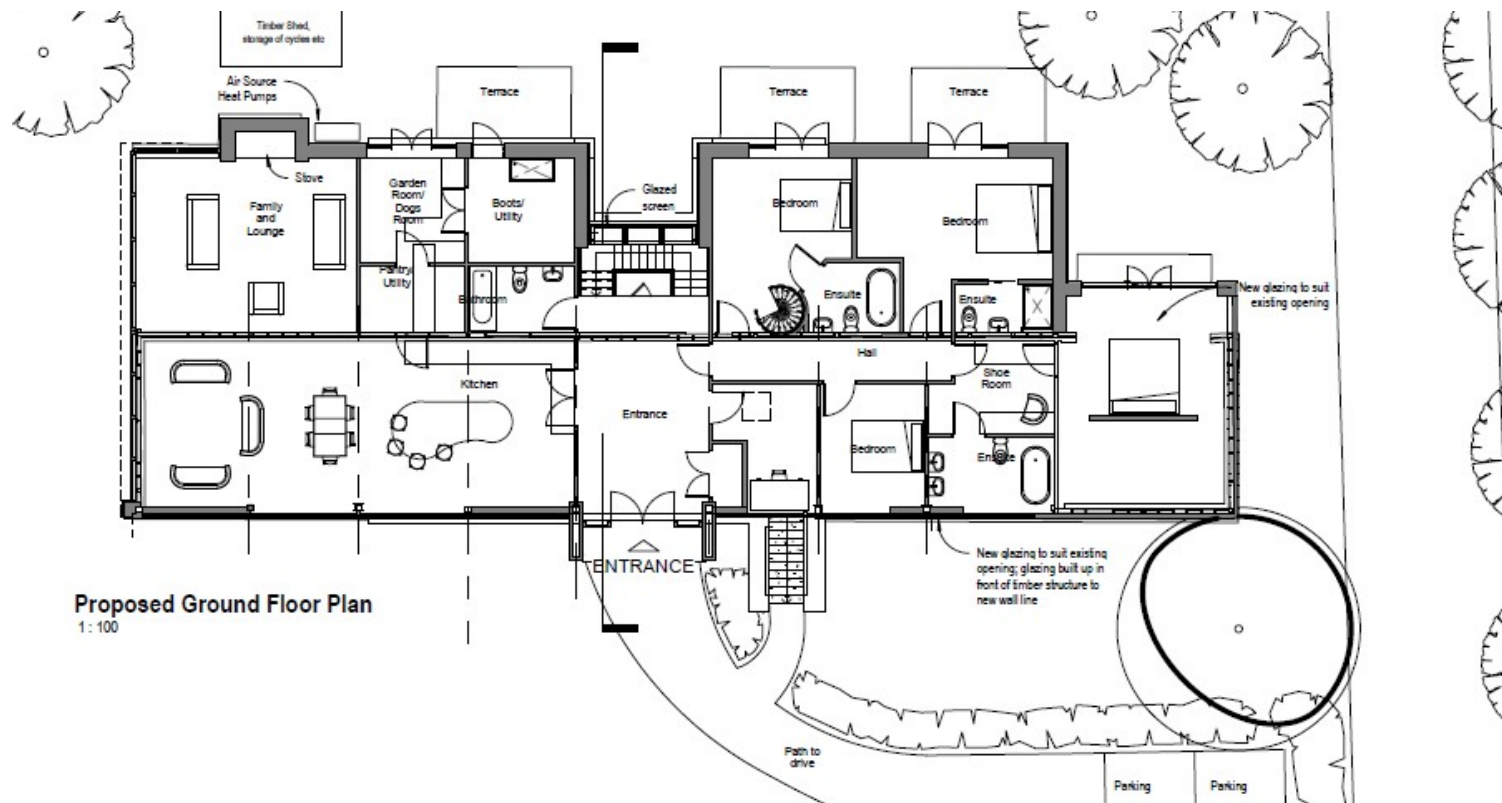
The rear of the barn, save for windows to bedrooms, is less open, which can be found to be a similar aspect of the existing barn.

Follow an appeal decision it has been decided to include for any additional floor space to the rear of the barn, which was more favourable within the Inspectors decision

The rear extension is intended to be understated and relatively subdued and unobtrusive, particularly being to the rear of the barn.

Stairs have been designed into the scheme providing access to the proposed basement level.

Access to the barn is via the front driveway, separate rear access can be found to a boot room.



ACCESS / SUSTAINABLE / TRANSPORT

The site is situated locally to Hinxworth which is around 0.5 miles north.

The A1 dual carriageway is approximately 1 mile from the site offering excellent links north and south of the site to major towns in the area, including a train station just 13 minutes drive from the site.

Sustainably, transport-wise, the site lacks immediate local transport links (save for what has been considered above), however, it is noted that the location wouldn't owe itself to such connections. It remains considered that the prior approval for a dwelling in this location is already deemed approved.

While public transport links are local, but requiring access via personal vehicles, it is still believed that the location can be considered sustainable in that the scheme provides a secure cycles storage within the carport as well as offering electric vehicle charging points within the car port itself.

Any electric vehicles will be charged via the solar panels offering very sustainable travel

With the above sustainable transport available, including cycles storage we believe the scheme offers a sustainable and accessible development which also provides limited parking arrangements.

Solar PV panels have been designed into the scheme offering significant production of energy for use within the property. Battery storage will also be installed capture excess energy for use during the evenings and when the sun is not available.

An Airsource Heat Pump will also be installed providing a sustainable source of heat for hot water and heating the property.

Permeable block paving for the drive will be installed ensuring ground water is returned back into the soil during the days when it rains, helping to promote a soil and earth quality.

Where appropriate, water butts will collect rainwater for use throughout the grounds for irrigation and watering of plants etc.

The property is proposed to be insulated and wherever possible to improve upon the building regulations.

Materials will be reused where possible.

New materials are to be sourced, wherever possible, from sustainable sources.

Where soil and earth are relocated as part of the basement works, this will be locally, and sustainably distributed. It is believed that some soil will be redistributed over the site to enable flattening and levelling where the ground levels are uneven.

Local workforces are to be used in the redevelopment of this site.

AMENITY FOR RESIDENTS

The proposals make use of a generous site in a developing area which benefits from a substantial garden, the proposals therefore have sought to use the land as effectively as possible.

The provision of large windows to the frontage take advantage of the main views over the site. Rear windows 'capture' the rear scenes without concern of overlooking or being overlooked from public-path walkers etc.

Overheating can be avoided with minimal windows to the southern aspect of the design. Cooling is avoided by installing specifically designed glazing for northern face aspects.

The proposals provide generous amenity space.
Bedrooms each have a small terrace for idyllic sunny mornings as well as a generous garden accessible from the kitchen/family room.

USE AND AMOUNT

The existing barn's internal area is approximately 126 m²

The proposed extension is 96 m²

The proposed basement is 90 m²

The total accumulative area of the proposal will be 312 m²

The total area of the proposal above ground will be 222 m²

The site is approximately 3160 m².

WASTE MANAGEMENT PLAN

The proposals are convert an existing redundant barn which have received prior approval previously into a domestic property.

As such, the management of waste will be broadly found as what would have previously been acceptable.

To outline what will be implemented in the case of these proposals...

General Waste – 1no Bin

Recyclable waste – 1no Bin

Additional Recyclable waste planning for later 2025 – 1no Bin

Food caddy – 1no. Caddy

A garden waste bin has also been considered as part of these proposals, though it is noted that the site can largely be 'self managed' by means of composting etc, so therefore this will not be purchased immediately following completion and occupation of the property.

General waste and recyclable bins are to be stored outside of the property and wheeled by the resident(s) on bin collection days to the end of the drive so that they can be collected and emptied by the waste management teams.

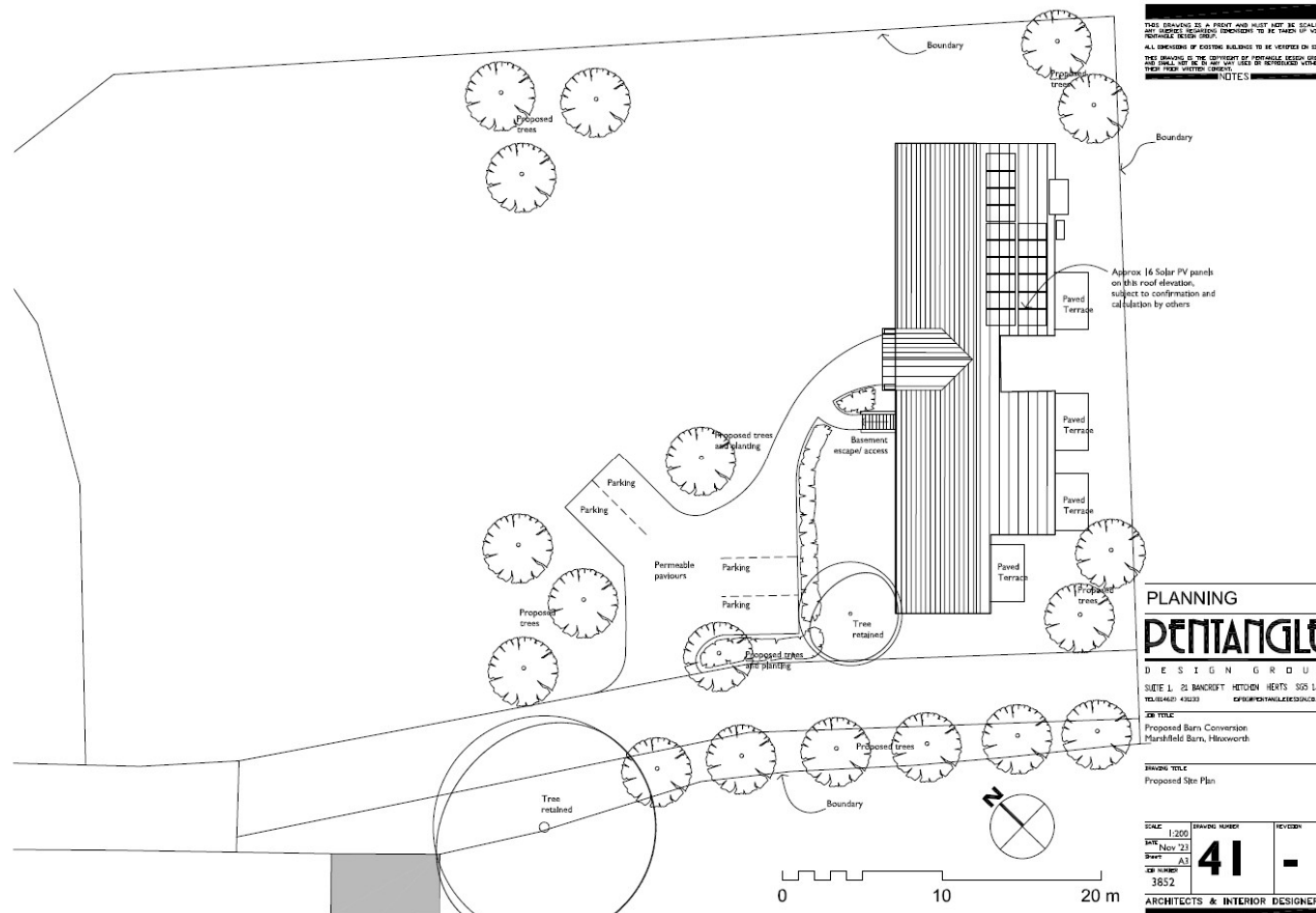
Food caddies are to be stored inside, utility or boot room, and brought out to the end of the drive for collection alongside the normal bin collections.

Proposed Site Plan

The site was previously undeveloped farm land and unkept grass and top soil.

The proposals include for landscaping the land to provide amenity and garden areas with spaces for new plant growth and trees which will enable soil retention and greater spaces for biodiversity attraction.

As can be seen from the site plan, significantly more trees and planting is to be provided as part of this scheme.



UTILITIES AND ENERGY ASSESSMENT

The existing property on the site is currently not connected to external utilities

The following utilities were proposed to be provided under the Prior Approval scheme:

- Electrical supply
- Telephony
- High Speed Internet

Under this full plans application, it is proposed to install an array of Photovoltaic solar panels, including battery system capturing excess energy.

An Air Source Heat pump system will also be installed generating energy for heating and hot water to the property.

It has been discussed that a Solar Panel system could also be installed on the southern roof for hot water.

Water harvesting systems, such as water butts will be installed at rainwater pipe locations to capture excess rainwater from the roofs helping to water garden areas.

Appeal Decision and Comments

It is recognised within the appeal report and decision that the original barn building is of linear nature and that it is detached from the near cluster of buildings.

These proposals seek to provide additional accommodation below ground. The proposals recognise comments made by both a previous appeal and the case officer in that openness is desirable in this location. It was therefore felt that providing this accommodation below ground meets these understandable criteria.

While it is recognised that an additional porch roof over the entrance has been included in these proposals, it is felt that this announces 'space' and 'access' better complying with policies to indicate recognisable spaces.

As such, these proposed have sought to comply with the policy while balancing the original requirements of both the Inspector and Case Officer's comments as well as client needs.

It is felt that the previous notes regarding the Inspector's thoughts within the report remain relevant in that there was "no particular concern with regard to the scale of the rear extension" which would need "to be considered cumulatively with the front extension". The proposed take these comments into great account when developing the designs for this application which resulted in increasing the rear extension, but keeping this within the confines of the original (refused) application.

It is therefore believed that the criteria have been met with regards to the Inspectors summary as well as previous permissions granted for the *very* similar proposals.

CONCLUSIONS

The proposals respond to Local Plan Policy in that they replacement a pre-existing, previously approved dwelling which provides excellent, sustainable and adaptable family dwelling accommodation.

Following the Barn's previous granting of prior approval under Class Q, under application no. 22/00547/PNQ the dwelling, in principle is already considered acceptable, this application seeks to formalise the previous consent, as well as enhance the living accommodation as well as providing appropriate access and further amenities for the dwelling itself.

The application also recognises the previous refusal which critiqued the front extension proposals and the accumulative increase in floor space; the appeal Inspector recognising a minimal concern for the rear extension, but concern for the front (originally) which has been designed out in this scheme.

The basement; the material additional consideration in this application is solely out of view and below ground level, meaning that will have little to no impact on the visible public eye and external elements of the scheme.

As such, the designs within this application respond positively to the previous advise, applications and appeal statements.

The design responds to the immediate surrounds including farm-style barn accommodation ensuring the aesthetic is in-keeping with the immediate locale. The additional porch element further reinforces the barn style rhetoric with it's openness and central aspect, which are elements which would be found in barn designs.

With previous feedback and approval of the Prior Approval, planning application, pre-application advise, recent approval for a very similar scheme and the Appeal Inspectors Report all having been taken into account, it is hoped that the scheme will be found to be acceptable permission granted

