

*Huw Evans Planning*

# **Restoration of Killins Farm House, Killins Lane, Shotton**

## **Design and Access Statement**

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## Design and Access Statement

This Design and Access Statement has been prepared in accordance with advice in TAN12 (Design) to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009.

It is submitted in respect of the restoration of the farm house at Killins Farm, Killins Lane, Shotton which has been vacant for over 20 years.

### 1.0 Background

- 1.1 There is evidence to suggest that part of the building dates back to the early 17<sup>th</sup> Century when it contained a well and a dairy although there is other written evidence indicating that there was a property on this site centuries before. Records of occupancy date from 1657 to the present day.
- 1.2 The site was impacted by the line of the Plough Lane Link which was a protected route in the adopted Alyn and Deeside Local Plan under Policy T2 (K). After much public debate this route was abandoned.
- 1.3 However, before the route was deleted from the former local plan outline planning permission, reference 4/1/11747, was granted on 3<sup>rd</sup> May 1983 for a replacement dwelling. The consent was subject to a S52 Agreement that the existing dwelling be demolished within one month of occupation of the new dwelling.
- 1.4 No reserved matters application was ever submitted but on 26 August 1983 a full planning application was submitted for the erection of a dwelling under reference 4/1/12628. This received planning permission on 14 November 1983 and was not subject to any S52 requiring demolition of the existing farm house. It was this full permission that was implemented in construction of the new dwelling which was completed and occupied in about 1986 and the original farmhouse was not demolished.

- 1.5 For clarification and avoidance of doubt regarding any authority the Council might have had requiring demolition a detailed submission setting out the relevant and material planning considerations was submitted to the Council in 2012. These issues were duly considered and the Council responded by email on 21 December 2012 confirming that the any former S52 requirements to demolish would not be pursued. Furthermore it was agreed that the building was locally important in terms of its history and character and worthy of retention in residential use.
- 1.6 Whilst it has been intermittently used for storage of domestic goods and possessions incidental to the enjoyment of the residential use of the dwelling granted under reference 4/1/12628, the planning status of the building has itself remained as residential. This proposal is therefore for its restoration as opposed to its conversion from another use.
- 1.7 On 21<sup>st</sup> April 2011 planning permission was granted for the residential conversion of the disused farm outbuildings opposite the old farmhouse, reference 045890.

## **2.0 Access**

- 2.1 The application is submitted in full with the fabric of the building remaining intact. The proposals utilises the existing front entrance opening in the east elevation and closes off the former rear entrance on the west elevation which fronts the existing farm entrance.
- 2.2 A new rear entrance is created via the utility room and a further larger opening is formed by double french door to the front garden. The existing ground floor is on two levels split by a two x two tread steps from the dining and kitchen area to the remaining ground floor reception rooms and hallway. This split in levels is retained as to alter the internal levels would require major structural alterations which would seriously compromise the character of this old building which has been altered and added to over the centuries.
- 2.3 Externally the ground is level with pedestrian and vehicular access all from the front elevation.
- 2.4 The proposal is for the continued use as a private dwelling and there is no public access to or through the site. In this regard there are no other significant access issues which materially affect the development.

### 3.0 Character

- 3.1 The site is located in the open countryside to the south of Killins Lane which forms the settlement boundary of Shotton in the UDP. It is a pleasant rural landscape which is actively farmed within a pattern of small to medium fields enclosed by hedges.
- 3.2 Wepre Park and woods lie to the west and these have significant habitat and conservation value as well as being an important local recreation facility.
- 3.3 The property sits in a prominent position close to Killins Lane and forms a significant and pleasing focal point, Fig 1.



Figure 1

- 3.4 As referred to above the site of Killins Farm dates back to the early 17<sup>th</sup> Century and structures on this site have been modified and added to over the years. The existing structure has an impressive Georgian front elevation although much is hidden by vegetation which will be removed. The features of this main part of the dwelling comprises of 5 x 12 pane Georgian/Regency timber sliding sash windows with stone lintels and cills. In between the 2 ground floor windows is the existing main entrance door. See Fig 2 below.



Figure 2

- 3.5 Running across the northern gable elevation of this part of the dwelling is an earlier construction onto which is another smaller two storey part of the building which also predates what now comprises the main part of the dwelling in terms of external appearance. Many of the original features and openings to these earlier parts have been obscured or blocked in. The elevations are finished in render.
- 3.6 The elevation which fronts on to the main farm access is not as interesting and has had a number of small extensions.
- 3.7 The outbuildings facing the rear of the main farm house have had permission for conversion to residential use under reference 045890 in April 2011. See Fig 3.



Figure 3

3.8 Given that this proposal is for the restoration of a building the lawful use of which is a dwelling, then other than policy GEN1 of the UDP there are no other policies which are directly applicable. It does not represent a conversion and therefore the requirements of policy HSG7 do not apply. In particular it is not necessary for the future occupancy of the dwelling to contribute to any identified affordable housing to meet local needs and neither is detailed independent structural survey necessary. However surveys have been carried out and the structure is sound and no major structural alterations or rebuilding are required. It has already been acknowledged that even if HSG7 were to apply the property is not suitable for employment use.

3.9 The main policy requirements are therefore those of GEN1.

GEN1 - General Requirements for Development, states that;

*Development that requires planning permission and is in accordance with the Plan's other policies, should be located on land, or within suitable buildings, which satisfies the following requirements:*

*a. the development should harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping;*

*b. the development should take account of personal and community safety and security in the design and layout of development and public/private spaces;*

*c. the development should not have a significant adverse impact on recognised wildlife species and habitats, woodlands, other landscape features, townscapes, built heritage, features of archaeological interest, nor the general natural and historic environment;*

*d. the development should not have a significant adverse impact on the safety and amenity of nearby residents, other users of nearby land/property, or the community in general, through increased activity, disturbance, noise, dust, vibration, hazard, or the adverse effects of pollution;*

*e. the development should provide, where appropriate, safe and convenient access for pedestrians, cyclists, persons with disabilities, and vehicles, together with adequate and suitably located parking spaces and servicing/manoeuvring space;*

*f. the development should not have an unacceptable effect on the highway network as a result of problems arising from traffic generation, and should incorporate traffic calming measures where appropriate;*

*g. the development should have, where appropriate, convenient access to public transport, and wherever possible is well related to pedestrian and cycle routes;*

*h. the development must have regard to the adequacy of existing public services (e.g. gas, water, electricity), with new infrastructure capable of being provided in reasonable time and at minimum public cost;*

*i. the development should not result in/be susceptible to problems related to drainage, land stability, contamination, or flooding, either on or off site;*

*j. the development should not prejudice land or buildings safeguarded for other uses, or impair the development or use of adjoining land; and*

*k. the development should not result in the permanent loss of the best and most versatile agricultural land where either suitable previously developed land or land in lower agricultural grades is available.*

### 3.10 Design Response to Policy GEN1

- a) There is no new development as such and therefore siting and scale is predetermined. There is minimal alteration in terms of design with the existing character being retained, re-use of existing slates with a repaired rendered finish. The existing timber windows to the front elevation are to be retained and repaired wherever possible. Any that need to be replaced will be replicated in style with narrow lambs tongue mullions.
- b) The site is well enclosed and will be fitted with standard security systems to protect personal and community safety.
- c) A bat and species survey is currently being undertaken and suitable mitigation will be agreed and provided if required. Whilst it is known that there is a great crested newt breeding pond within 300m there is no physical development which is likely to have any adverse impact on either their breeding or foraging habitat. The site is an existing residential use and curtilage where extensive permitted development rights apply.
- d) The development will not have any adverse impact on the safety or amenity of nearby residents with ample private open space being provided.
- e) This requirement is not applicable in this case.
- f) There will be minimal increase in vehicular activity on the lightly trafficked road which is a non through route. Permitted development rights also apply under Class B of Part 2 of Schedule 2 of the General Permitted Development Order in terms of creating a new access onto an unclassified road from a use which is already lawfully established in planning terms.
- g) The site is accessible to public footpath networks in the area giving access to both Shotton and Connah's Quay town centres.
- h) All services are available on site with foul sewage to be catered for via a septic tank subject to approval.
- i) There are no drainage issues on site and the area is not within any identified as being of a flood risk. There are no contamination or stability issues on site. Whilst the site is near a closed landfill site a detailed investigation was carried out on behalf of the applicant by Betts Geo Environmental in respect of the adjoining site (application 045890). This demonstrated that "no special gas precautions are required for the site in regards to methane and carbon dioxide". The Council's Environmental Health Officer confirmed that the information submitted by the consultants was reasonable.
- j) The site is located within an existing farm holding where the main buildings and activity are situated where there will be no significant adverse impact on the amenity of the dwelling. It should also be borne in mind that the use already exists.
- k) The development will not result in the loss of any productive agricultural land of any grade.

## **4.0 Community Safety**

- 4.1 The proposal is for a single dwelling and there would be no negative community safety issues arising out of the development which would either affect the site itself or which would impact on the wider community.

## **5.0 Environmental Sustainability**

- 5.1 The proposal brings back into beneficial use of a building which is an important part of the local landscape with some historical interest. In principle it therefore represents a good use of a 'brownfield site'. Its location adjacent to the settlement boundary is close to services and amenities which are accessible on foot.
- 5.2 The existing hedgerow on the road frontage will be retained and additional landscaping will enhance biodiversity and wildlife habitat through the use of appropriate indigenous species.
- 5.3 Appropriate mitigation will be provided for any bats which may be present on site.

## **6.0 Movement to, from and within the development**

- 6.1 Movement to and from the development would be via a new access onto the existing highway network. Killins Lane is a lightly trafficked non classified road with adequate visibility at this point.
- 6.2 The existing access, shown below in Fig 4, will be retained as access to the farm and the outbuildings which have the benefit of permission for residential use.





Figure 4

## 6.0 Conclusion

- 6.1 In conclusion it is considered that this proposal meets with local planning policy and provides an excellent opportunity to sensitively restore an important building in the local landscape which, if left to deteriorate, would be a loss to the character of the area.

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*23 July 2013*