Urban Design Consultation
Applications
24/02305/FUL - Proposal Full planning application for the conversion of existing buildings to provide four dwellinghouses including demolition and extension to existing buildings.
24/02292/FUL – Conversion of existing buildings (including removal of lean-to structure and extension) to provide residential annexe.
Location – Agricultural Buildings, Manor Darm, Thurning Road, Winwick
Case officer – Hannah Hodges

These comments are provided on the recently submitted amended plans. New comments in blue below.

Context / Background

Manor Farm is located on the northern side of Thurning Road close to the historic village centre and adjacent to Pasture Farm to the southeast. The farmyard is situated to the rear of the farmhouse known as Manor House with access to the farmyard to the south of the farmhouse. Manor House has its private access to the north and access to the farmyard to the south. Beyond the farmyard is a field to the northeast. The farmyard comprises of a tight courtyard with buildings generally located on the boundaries of the site facing inwards. The farm buildings are traditional in form with a range of sizes and styles depending upon their agricultural function. There are a number of later more modern structures and lean to buildings within farmyard. Whilst not listed nor within a Conservation Area, the farm buildings make an important contribution to the rural character of Winwick as a farming village.

The application is accompanied by a Visual Structural Inspection and Subsequent Assessment for Planning Purposes Report. This details the structural conditions of each of the barns on sites and any recommendations for repair.

Concurrent to this application is an application for “Conversion of existing buildings (including removal of lean-to structure and extension) to provide a residential annexe” 24/02292/FUL located immediately to the rear of Manor House.

The site is located within the Northern Wolds Landscape Character Area within the Huntingdonshire Landscape and Townscape SPD 2022. Of particular interest is page 92 of the SPD which notes:

Development proposals should:

- Protect key views towards the distinctive skyline of ridge tops, church towers and woodland.
- Protect and enhance historic settlement character through careful siting and design of new buildings.
- Improve the nature conservation value of the streams and immediate valley sides.
- Conserve both designated and non-designated heritage assets with improved public access and interpretation where appropriate.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Conserve the archaeological heritage dispersed throughout the landscape.
- Protect and enhance the distinctive characters of the valley and plateau landscapes through maintenance of field patterns and long distance views from the upland areas and protection of ancient hedgerows and oak trees within the valleys.
- Protect the parkland setting to Kimbolton village and School.

These comments are provided without the benefit of a site visit (however I have reviewed the photos within the submitted Visual Structural Inspection Report and the Supporting Planning Statement. The following UD comments are provided:-

Plans

The Goose Barn – Proposed Plan and Elevations (09 Rev A) – please show full extent of proposed west elevation without the proposed boundary wall masking the southern extent of the elevation where the open plan living area is. Amended Rev B.

The Long Barn – Proposed Plan and Elevations (08 Rev A) – ensuite window not illustrated on floor plans. Roof lights not shown on floor plans. Amended Rev B.

Photo 16 within the structural inspection report – assume this is on the south elevation of the Long Barn – note square window - not arched header – please confirm on existing elevations. No confirmation provided / updated plan.

The Granary Barn – Proposed Plan and Elevations (07 Rev A) - Roof lights not shown on floor plans. Now illustrated.

Section through the Granary building required to understand height at first floor and associated openings. Now illustrated.

Proposed Site Plan 05 Rev D - scale bar not scaling correctly.

Proposal

The proposed redline of the application includes the existing farm access adjacent to Manor House and the farm buildings along the eastern boundary and beyond the 2 farm buildings to the north. A small rectangular piece of land is included north of the proposed curtilage for the 2 barns. Blue land is shown for the retained curtilage and barns for Manor House to the west of the farm access and farmyard as well as blue land to the northeast of the proposed curtilage for 2 barns.

Site Layout

The existing farmyard access is to be retained and used for access to serve the proposed converted barns as well as for tractor access to the field to the northeast. It is unclear how compatible the redevelopment of the farmyard will be with the requirements of a tractor accessing the adjacent field, tracking is not provided at this time. Details of tracking still not provided. Details of the extent of land ownership with the associated retained field are required, how often will access be required and what will the field be used for and by whom. It is recommended that alternative access options to the retained agricultural field be investigated from adjacent land to the field where possible. This will allow the development to be a stand alone development and avoid potential noise and disturbance etc. No further details provided – outstanding.

Notwithstanding comments regarding agricultural access, the following comments are made on the proposed Site plan 05 Rev B. Rev D.

The Old Dairy is an L shaped building on the southeastern corner of the site. Two parking spaces are proposed from the shared access with a small curtilage comprising of landscaping to the rear of the parking spaces. This measures approximately 3x7m. A dedicated bin and bike store are proposed to the west of the dwelling. The dwelling does not benefit from a dedicated private amenity space and I defer comments to the case officer in this regard. It appears that the side extension proposed to the west is setback beyond the existing building line / footprint of the existing lean-to structure to accommodate a visibility splay from the access – comments on highways matters are deferred to CCC Highway colleagues. The Old Dairy has a courtyard space but has no surveillance or direct access from the dwelling to it – further comments are provided below.

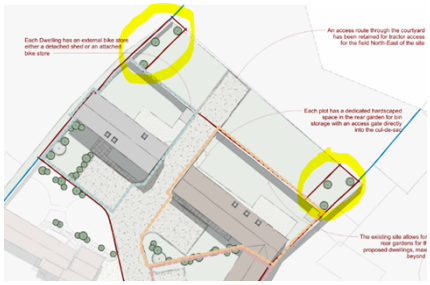
The Goose Barn is located along the eastern boundary of the site adjoining The Long Barn to the north and together they form an L shaped layout of buildings. Three parking spaces are proposed via the

shared access with soft landscaping beyond which is read with part of the soft landscaping to the front of The Long Barn. An area of private amenity space is proposed to the south of The Long Barn separated from the access / The Old Dairy and open courtyard to the north by a brick wall. Details of its height and appearance are unknown and full details should be agreed via condition – comments remain and final location relative to western elevation and fenestration to be agreed via condition. There may be some overlooking of this private amenity space from Manor House. Updated site plan Rev D now incorporates a communal bin store for the dwellings this is to the southwest of The Goose Barn but is shown within the curtilage of the proposed dwelling – it is recommended that the pink dashed line is amended around the bin store so that for avoidance of doubt it is communal as per the access drive.

The Long Barn fronts the courtyard space to the north, three parking spaces are proposed with soft landscaping beyond with The Goose Barn. This part of the courtyard is not physically subdivided and retains an open character. Private amenity space for The Long Barn is to the north, again details of boundary treatments and the relationship with the field beyond should be agreed via condition. Comments remain.

The Granary forms the northwestern extent of the farmyard parallel with The Long Barn, again parking is proposed to the front of the building within the courtyard with open landscaping beyond to the western boundary. Private amenity space is proposed to the rear at the northern side, and again details of boundary treatments and the relationship with the field beyond should be agreed via condition. Comments remain.

Both The Long Barn and The Granary have projecting rectangular areas of curtilage (highlighted in yellow below) beyond their associated private amenity space. It is unclear what these spaces will be used for or why they extend into the blue land. Further information is required and it is recommended that these rectangular shaped pieces of land be omitted. Previous comments have not been addressed.



The separate application for an annex to Manor House (application 24/02292/FUL) through the conversion of existing barns forms the southwestern extent of the farmyard, access is taken from the shared farmyard. It is unclear where parking for the annex is proposed, is this to the east (front) of the retained outbuildings or within the circular feature to the north. The annex appears to have an area of private amenity space / front garden to the north. Details of any separation between the curtilage to The Granary and its parking area are not provided and should be clarified. Proposed site plan Rev 5D under application 24/02305/FUL notes the use of timber fencing – this is unlikely to be sympathetic, it is therefore recommended that full boundary details be submitted and agreed via condition.

All details of hard and soft landscaping and boundary treatments are to be agreed via condition. Comments remain.

Bin and bike stores are proposed within the private curtilage of The Goosebarn, The Long Barn and The Granary – details of their design, appearance, location and materials are recommended to be secured via condition to ensure that they are sympathetic as ancillary features. Comments remain. This should also include provision for garden equipment so that it is planned for comprehensively. Cycle parking should be based upon 1 space per bedroom as per policy LP17.

A communal bin collection point is proposed adjacent to the shared entrance from Thurning Road in a purpose-built structure attached to The Old Dairy. The carry distance for occupants of The Granary and The Long Barn to take their bin to the bin collection point is approximately 60m. This is significantly beyond the recommended 30m carry distance.

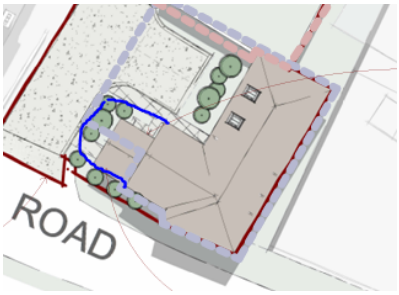
240ltr Bins – Carry Distances
30 metres for the resident to carry their waste to where the bin is stored then
30 metres for resident to take bin to storage point/kerbside then
20 metres for refuse crews to take bin from storage point/kerbside to refuse vehicle
This means where individual bins are concerned, the vehicle must be able to get to within a maximum of 80 metres of all dwellings

An alternative location for the bin collection point could be designed as part of the boundary wall to The Goose barn as a simple lean-to structure (see suggestion below).



Proposed Site Plan 05D now proposes a communal bin collection point to the southwest of The Goose Barn. This is acceptable in principle, it is recommended that details of its size, appearance and external materials be agreed via condition.

On this basis the relocation of the bin collection point away from The Old Dairy could allow a small private amenity space (yard incorporating bin and cycle storage) to be created between the shared access and the dwelling through a brick wall on the location of the existing western side of the lean-to (see suggested sketch below).



Revised The Old Dairy Plans 10 Rev B now incorporates a private courtyard to the west of the dwelling. No direct access or surveillance from the dwelling is provided. It is recommended that the southern window on bed 2 be omitted to provide a simple frontage to the street (as existing) and that a window / door be added to bed 2 to access / provide surveillance to the courtyard space from the dwelling (either via condition or amendments).

The courtyard space also contains a bin and bike store for the proposed dwelling. The dimensions of this outbuilding appear to be of insufficient size to accommodate 2 cycles (proposed 1.1m x 1.1m) and 3 bins (proposed 1.3m x 1.1m) along with manoeuvring space. It is recommended that alternative details be agreed via condition.

Vehicular tracking for a supermarket delivery vehicle should be illustrated within the site to show that the functional requirements of the development can be met. No tracking has been provided – this is outstanding and should be submitted to allow due consideration.

Design and appearance (with brief overview of the Visual Structural Inspection).

The Old Dairy (building E) – no objections to the removal of lean-to addition to the side of the building. Note this building will require significant repair / rebuilding. Proposal is generally sympathetic. Recommend:

- full height opening to the open-plan kitchen living area where existing full height opening is, amended.
- retain flat / square openings rather than introduction of curved window arches to respect simple utilitarian character. amended.
- Remove bargeboards to the eaves, with rainwater goods on rise and fall brackets. amended.
- Proposed rooflights to be illustrated on floor plan. amended.
- As per comments above, recommend window to bed 2 be swapped from southern elevation to western elevation as a window or door to access private courtyard space.

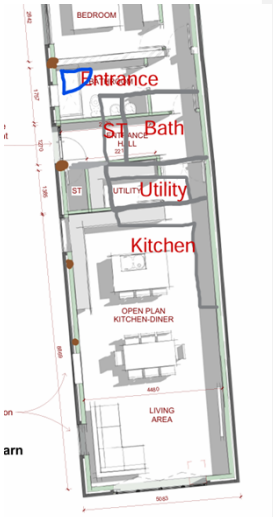
The Goose Barn (building C) – this is currently a 6 bay open fronted cart shed with brick store either end. The 6 bays are divided by timber vertical posts. Note this building will require significant repair / rebuilding. The proposal fills in the open bays and it is not clear how the vertical timber posts will be incorporated. To retain the open fronted character of the building the following is recommended:

- New wall / glazing be set behind the frontage timber posts so that the original bay division is fully visible (See examples below).




Bay division retained with timber posts and glazing – condition required to show exact location of glazing and size of timber posts.

- 3 bedrooms to contain large full height glazed screens / windows (recommend divided into 3 or 4 panes across - bottom element could be obscurely glazed for privacy) amended.
- Bathroom (swapped with enhance hall), store / utility, kitchen handed to go on eastern wall to allow retention of bays and full height glazing. Front door to be incorporated as part of glazed screen into entrance hall. Bathroom and utility could have roof light on eastern roof slope. amended.
- Division of private garden to be moved northwards on feature post not shown on floor plans, and site plan does not scale, details of boundary position, appearance materials and height to be secured via condition.
- Remove bargeboards to the eaves, with rainwater goods on rise and fall brackets amended.

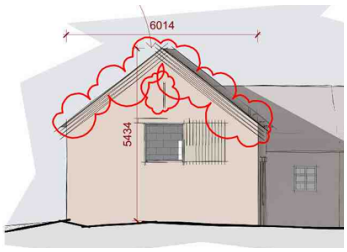


The Long Barn (building B) – single storey barn with decorative brickwork to the verge on the western gable and hayloft opening. Modest openings on north and south elevation. Note this building will require repair works. Proposal seeks to introduce a number of new openings to the north and south elevation which are not sympathetic to the existing simple character of the brick barn. To retain the simple character of the building the following is recommended:

- Question if bed 1 (at western end) requires 3 windows, recommend retain gable window with one additional either to north or south. Updated with retained window to the west and new window to the north.
- Western gable feature arrow slit window, hayloft opening (within the gable apex) and decorative brick verge to be retained.



Amended elevation illustrates retained arrow slit and decorative brick verge. Also shows window, however proportions do not appear to align with photo –roof pitch appears too shallow on the plan, retained window on photo is within the apex.



- Proposed hallway serving bedroom wing – this is not habitable accommodation recommend retaining door opening as glazed screen. Amended.
- Master bedroom opening on northern elevation to retain timber lintel and door pinned back in open position, opening glazed. Amended.



- Proposed entrance door to contain square arch as per existing openings on south elevation. Amended.
- Existing door to be fully glazed thereby allowing light into the building. Amended.
- North elevation – kitchen, utility and lounge – all new openings – can these be rationalised and openings with square headers to complement simple opening character of this barn. Some proposed square headers introduced but number and size of openings remain. Why have the eaves of the building been raised – decorative banding to the verge on western gable cannot be retained with different roof pitch / height. Number of openings to be reduced and roof pitch retained.
- Remove bargeboards to the eaves, with rainwater goods on rise and fall brackets. Amended, however see comments above.

The Granary Barn (building A) – 2 storey brick threshing type barn with front and rear lean-to addition (to be removed). Modest openings on north and south elevation and hayloft opening and personnel door on the western gable commensurate with its original use. Note this building will require notable repair / rebuilding works. Proposal seeks to introduce a number of new openings to the north and south elevation through the use of intensive accommodation and introduction of first floor spanning the entire buildings, which are not sympathetic to the existing simple character of the brick barn. To retain the simple character of the building the following is recommended:

- Retain hayloft opening (east elevation) with door pinned back, opening to be glazed in master bedroom amended.
- Utility door (east elevation) to be pinned back with opening glazed, or timber door introduced amended with timber door. Question need for new window to utility on northern elevation still shown – unnecessary intervention domesticating the northern elevation .
- Internal layout utilises existing full height opening on southern elevation for hallway / landing rather than habitable accommodation requiring large new openings on rear northern elevation for lounge and kitchen areas – opportunity to reconsider internal layout with reduction of additional openings. Internal layout not been amended with location of habitable accommodation not benefitting from full height threshing door opening and creating pressure for numerous new openings. Note FF plan contains 5 openings but corresponding northern elevation only shows 4 – plans to match. All openings to retain / incorporate flat window head shape opening amended.
- Remove bargeboards to the eaves, with rainwater goods on rise and fall brackets. Amended
- Opportunity for retained pleached trees on south elevation to be incorporated. One pleached tree shown as retained.



Number of openings to be reduced – omit utility window to northern elevation, reduce size of northern elevation living room and open plan kitchen diner window to 3 panes wide rather than 4 to give more traditional proportions. Omit north facing master bedroom window given 2 other bedroom windows to this room – could introduce small roof light instead. Introduce rooflight to bathroom (update elevations and floor plan).

Proposed annex (application 24/02292/FUL) building D – single storey brick and open fronted barns with range of roof pitches and heights. Note this building will require repair works and the proposal seeks to increase the height of part of the middle section of barn, provide a pitched roof to replace a lean-to roof and provide an extension at the western end. The proposed works are sympathetic to the existing character, although as per other barns the bargeboards to the verge and eaves should be omitted, with rainwater goods on rise and fall brackets. Bargeboards omitted.

Proposed floor plan 08 Rev A and Elevations 09 Rev B – do not align, proposed carport to be shown on floor plan, proposed roof lights missing, western door to the garden from the existing outbuilding not shown on the elevation, master bedroom windows not shown on floor plan. Proposed north elevation shows timber door but not shown in floor plan. Plans now align.

Other comments

The barns are constructed in the main in gault bricks with pink / orange tones. Brick bond varies but it appears that the Granary Barn, Goose Barn and annex barn are constructed in Flemish bond, with the Long Barn and Old Dairy Barn constructed in Flemish Garden Wall bond (3 stretchers and 1 header repeating). All of the barns save for The Granary are constructed with clay pantiles. To retain the

Commented [AW1]: Add condition of notwithstanding or amended plans

character of the farmyard and architectural character of the barns, all brick repairs and rebuilding should be undertaken in the same brick bond to the barn they relate to with reclaimed bricks. The pantiles should be salvaged and reused with any shortfall made up of additional Cambridgeshire pantiles. It is recommended that a traditional roof material be used for the Granary, with clay pantiles complementing the adjacent barns. Details to be secured via condition.

Whilst details of the location / design of flues, vents and meter boxes are often conditioned, and would be required for these proposals, as this will affect the external appearance of the barn, it is recommended that smart meters are considered. Details to be secured via condition.

Other conditions to be considered are removal of PD for extensions, alterations and boundary treatments and external surfacing to ensure that the farmyard character of the development is retained. Details to be secured via condition, also to be included: tree protection, architectural details (window openings, reveal, colour), details of bin and bike storage and details of communal bin collection point (size, appearance, materials).

Recommendation: Amendments required as above. It is noted that the proposed application 24/02292/FUL) seeks conversion of barns to a dwelling, there could be merit in considering the Old Dairy being used as an annex to Manor House given its limited curtilage and associated relationship. Further information and amendments required as detailed above. Updates to site plan, details of delivery vehicle tracking, amendments to The Old Dairy, The Granary and The Long Barn as detailed above.
Signed: Alison Wood
Date: 05.02.2025 12.05.2025