

## CLARE NASH ARCHITECTURE



## NEWSLETTER

This newsletter will bring you Clare Nash Architecture's news and blog posts on a monthly basis. Please feel free to forward to anyone who might take an interest.

## ECOBUILD

Clare Nash recently attended Ecobuild for the latest information on all things eco. As always there was an excellent choice of speakers leaving me running from seminar to seminar!

## THUMBS UP FROM THE PLANNERS!

CNA are pleased to report the results of a pre-application for conversion of a barn into a dwelling and workshop has been supported by the local authority. This comes after the recent change to permitted development rights to allow conversion of a barn into a dwelling

## BARN CONVERSIONS INTO DWELLINGS - NEW PERMITTED DEVELOPMENT RIGHTS

CNA released news of the new permitted development reforms shortly after it was announced on March 6th. At a recent planning meeting regarding a barn conversion into a dwelling, I was pleased to learn that the local authority has now received the new reforms. This new legislation allows for conversion of barns into dwellings under permitted development rights. It was very pleasing to hear that previous reasons why a barn conversion was not possible for this particular project were overlooked due to the realisation that 'the government must want these barn conversions to happen'. This is very good news for owners of dilapidated or little used barns and good news for the environment as surely this will mean that less new build homes are needed in green belt areas.

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Clare Nash features in Helmdon Voice!  
CNA obtained planning permission and helped to organise the building of the Jubilee gates which form an entrance to Helmdon village. To see the full article visit the [news](#) page.



**HELMDON VOICE**

www.helmdon.com Winter 2014

**New stone wall marks the Station Road entrance to Helmdon**

The end of January saw the unveiling of a stone wall at the top of Station Road. The structure consists of a pillar on one side of the road and a pillar and small wall on the other and was designed by Clare Nash, an architect who lives in the village, and who gave her time voluntarily. The majority of the stone used is Helmdon stone, kindly donated by Mike and Julia O'Brien. Patrick Gartside, a local builder with family connections in Helmdon, constructed the wall which commemorates the Queen's Jubilee of 2012.



Patrick Gartside and Clare Nash

It was funded both from reserves held by Helmdon Parish Council and from a grant from South Northants Council under the New Homes Bonus Scheme. HVHO has also pledged £200. The aim of the project is to enhance the environment at the village entrance and hopefully to deter drivers from dropping litter.

**SNC consults on the Local Plan**

South Northamptonshire Council (SNC) has commenced the preparation of a Local Plan which will be the main land-use planning document for the district. It will guide the decision-making process for future planning applications across South Northamptonshire, including those in Helmdon. SNC consulted Helmdon Parish Council about the plan and the parish council responded using information and evidence gathered by the Helmdon Parish Plan Group (HPPG). The HPPG met twice before Christmas and once afterwards to review data gathered for the original Helmdon Parish Plan (2003/4) and for the Parish Plan Refresh (2011) as well as looking at feedback from residents submitted over Christmas (thanks to those people that responded).

The parish council's response re-iterates Helmdon's reluctance to see any large-scale housing development in the village preferring instead steady growth through infill or small scale developments (e.g. up to 4 houses). A large development which would support improved facilities in the village has not been completely ruled out at this stage but no suitable site seems to be available. For more information about the SNC Local Plan please see [www.southnorthants.gov.uk/1228.htm](http://www.southnorthants.gov.uk/1228.htm). Further consultation with the village during the summer of 2014 is likely and details will be published on the village web site at [www.helmdon.com/parishplan](http://www.helmdon.com/parishplan). If you would like to make any comments about the future growth of Helmdon, please contact the HPPG via [parishplan@helmdon.com](mailto:parishplan@helmdon.com).

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### BARN CONVERSIONS- A GUIDE

Although permitted development rights now exist for conversion of a barn into a dwelling there are some limits to this and there may well be other reasons for which a planning application is necessary. Some of these are listed below, more information is shown on my [blog](#).

- No. of dwellings, this is restricted to maximum of 3.
- Amount - the agricultural unit must not exceed 450m<sup>2</sup>
- Location of the barn - how far is it from local services, is it walkable to your nearest shop/pub/community centre?
- Biodiversity - are there bats living in the barn? All barn conversions require a full bat survey to ensure that bats are not living in your barn.
- Access - there are rules for how far you need to be able to see (called a vision splay) when exiting a driveway, this depends on the speed limit of the road and will need to be presented to the council.
- Materials - As most barns are in rural areas, materials and window styles are likely to be an important issue with the local council.

For further information in this guide please see the [blog entry](#).

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### ABOUT

Clare Nash is a chartered architect. Growing up on a farm and living in a village makes her ideally placed to focus on rural buildings, energy efficiency and conservation. She has studied vernacular architecture in the UK and abroad, completing a masters at Oxford Brookes University. CNA design focus takes inspiration from the vernacular, focusing on people, site, climate, location, context, sustainable and beautiful materials to produce buildings that sit well in their surroundings and suit the people who reside in them.