Design & Access Statement

CLIENT: Mr and Mrs A Burton.

LOCATION:

New Farm
Bradley in the Moors
Alton
Staffordshire
ST10 4DG

PROJECT:

Proposed conversion of redundant farm building to provide ancillary living accommodation for family members.

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is to convert an existing stone barn into additional living accommodation, ancillary to the existing farmhouse. The proposed conversion would provide living accommodation for Mr and Mrs Burtons daughter and her partner. The proposal would remain an integral part of 'New Farm'. There is no intention or desire to separate the proposal from the existing domestic curtilage or to create a separate planning unit.

Site Location and Constraints

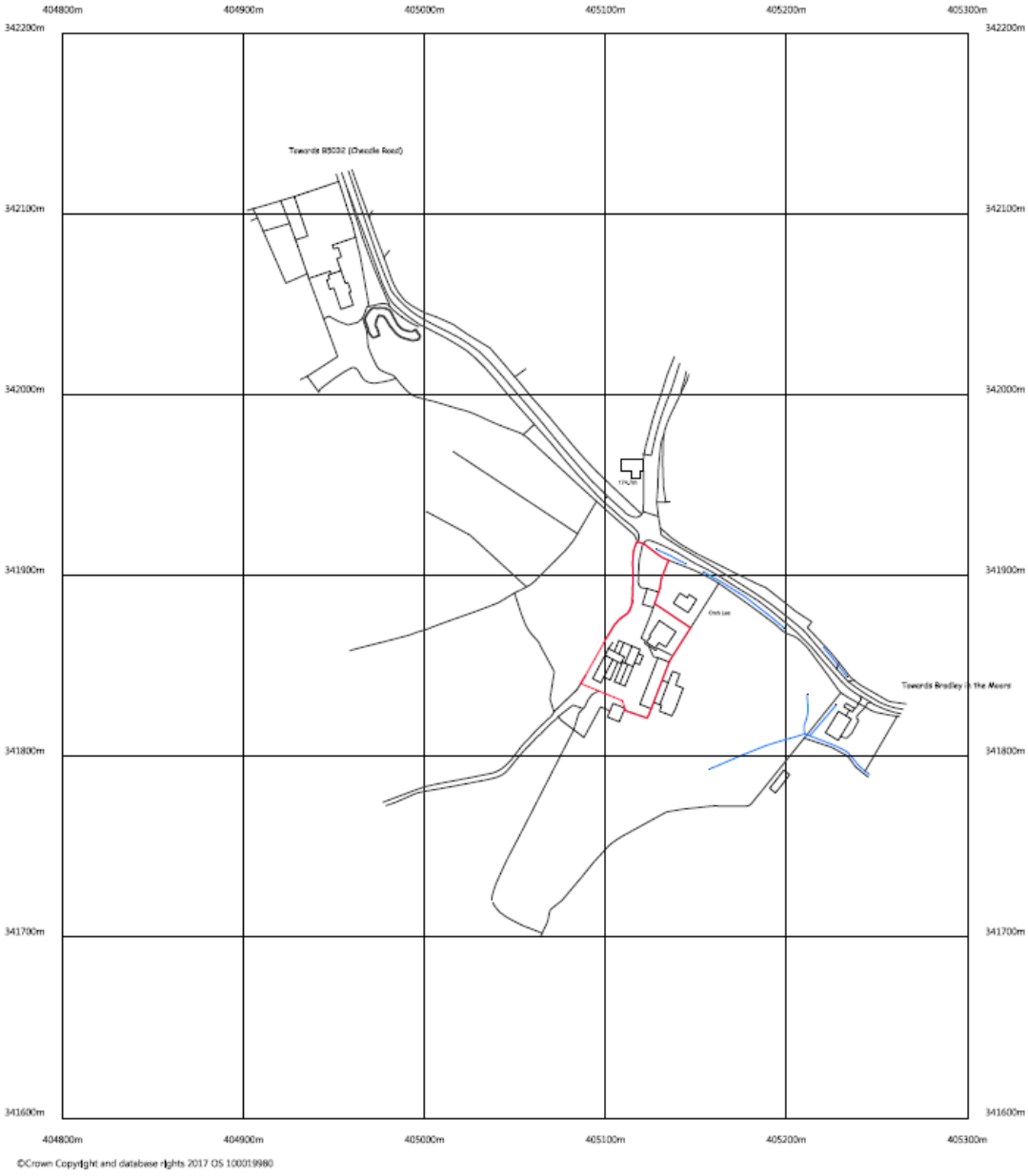
The property is in an isolated, rural location.

The site is within the Greenbelt.

The building to be converted is a redundant outbuilding located within the original farmyard.

The site is to the south of and accessed directly off Bradley Lane. The short, unmade access track leads directly to the rear of the farmhouse and also directly to the outbuilding which is the subject of this application.

The site is surrounded by open farm land.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Towards Bradley in the Moors
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Location

Physical Description and Context

The outbuilding is a simple, detached building, near to the existing farmhouse, within the original farmyard.
The walls are constructed with a local, natural stone. The roof is covered with Staffordshire Blue tiles.
The building and it's detailing is simple and functional.
Internally, part of the space is open to the underside of the pitched roof and part has a 'hay loft' type floor structure.
The roof is a traditional timber structure with rafters supported by timber purlins and 2No timber King post roof trusses.
Internally the walls are a combination of white wash and exposed stone.



South Eastern Elevation

Social Context

The area is rural and surrounded by open farmland.

History

The building to be converted appears to be one of the 'original' farm buildings.

The building has no documented planning history.

The site has not been used as a farmhouse/farmyard since 2003 but had been lived in and used as a private residence.

Design Principles and Concepts

Amount

The building to be converted has a footprint size of 73.37m2 and an internal ground floor area of 56m2

The area of ground owned by the applicant in which the building sits and which would have been considered to be the former farmyard measures 2580m2

No increase is proposed to the size or footprint of the building.

The accommodation provided by the conversion would comprise: a living room, a kitchen, an entrance lobby, two bedrooms and a bath/shower room.

No area of ground will be specifically allocated to the conversion as it is to be utilised as part of the existing farmhouse.

Layout

No changes are proposed to the existing site layout other than the removal of the attached 'modern' brick workshop building..

Scale

The scheme retains the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The existing access to the site and existing driveway and parking is to be retained as existing.

The development would provide for occupation by less well able'd people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc: measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.