DESIGN AND ACCESS STATEMENT

SITE Launders Bank Farm, Eaves Lane, Bucknall

SITE HISTORY Launders Bank is an established working farm comprising 60 acres of mature pastureland, an on site farmhouse and a range of farm buildings, barns, sheds and outbuildings. Until 2002 the farm has been used for milk production but changed to rearing beef cattle , sheep and poultry following the cessation of milk production .

The on site farmhouse has not been used for occupation by the applicant/owner for Several years and is in poor condition. The deterioration is such that it is now Structurally unsound and would no doubt fail any Environmental Health inspection.

PROPOSAL The demolition and replacement of the existing farmhouse with a purpose built new dwelling.

SUPPLEMENTARY INFORMATION

The applicant has reached retirement age and is about to retire. The farm is to be shortly handed over to members of his immediate family who intend to revitalise the farm as a full working farm. Two families will be involved and their preference is live on site. The new dwelling would accommodate the two families and their children in one single building.

USE

The replacement dwelling as described would provide suitable and appropriate on site living accommodation or the two families who intend to run the farm. The use will not change as the new dwelling will be a 'like for like' replacement providing living accommodation for the two farming families.