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Design and access statement

OUTLINE PLANNING APPLICATION FOR PROPOSED CONVERSION OF HOLIDAY LETS INTO A DWELLING at
BROOKHOUSE FARM, BROOKHOUSE LANE, CHEDDLETON. ST13 7DF

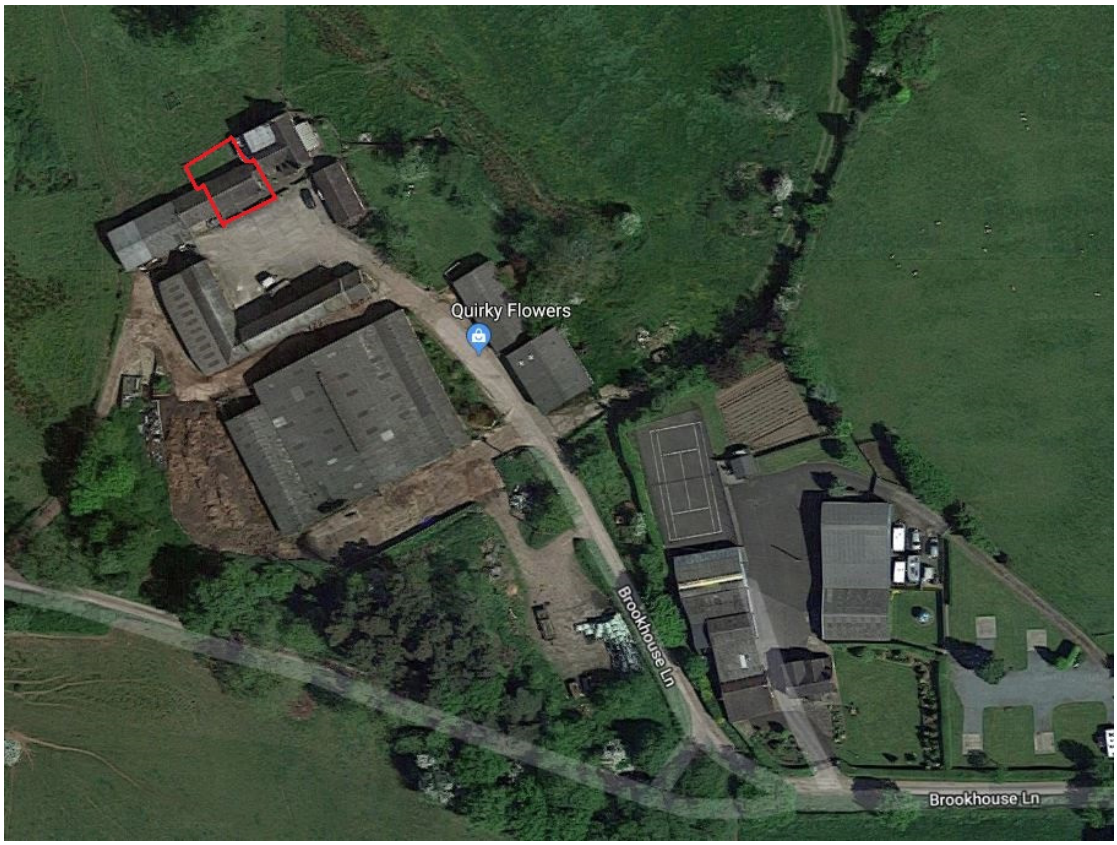


Photo courtesy of google earth

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Design and Access Statement

Introduction/Context

This statement is produced to support an application for a change of use of a converted barn for holiday accommodation into a dwelling.

The application barn was subject of a planning approval in 1986 for conversion of the then redundant agricultural barn into holiday accommodation (SMD/1986/0651).



The property currently provides two separate holiday lets which we understand provided bed & breakfast accommodation for tourists. Neither of the holiday lets have kitchen facilities. The smaller of the two has a bedroom and an ensuite shower room. The other has two bedrooms, each with its own ensuite shower room.



All of the bedroom have a main external entrance, due to the use of the former stable doors being used as an entrance door.

To the rear of the two larger bedrooms, they each have access to an enclosed grassed area. Via a patio door arrangement, although only one door is openable, the side panel is fixed.



The garden plot to the rear is a grassed area enclosed by a metal estate fence, accessed via the patio doors. The conservatory to the side of this garden space is for use by the main farmhouse.

There is no link access from the farmhouse into the holiday accommodation.



Proposal

This application is for planning permission for converting the holiday accommodation into a self contained single storey one bedroom dwelling. The proposed dwelling shall be adapted internally and externally to provide wheelchair access into and within the proposed dwelling. The main bedroom formed shall have an ensuite wetroom facility fitted with appliances to meet the occupants needs.

The proposed dwelling shall utilise the existing openings where practical to do so. The former stable doors to the front of the building shall be partially blocked to window cill level, using a facing stone to match the existing size and texture a closely as possible to form windows.

The external entrance closest to the farmhouse shall become the principle entrance, and shall have a ramped access into the proposed dwellings.

There are some internal changes in level within the existing range of rooms, which shall be raised where necessary to provide a level floor throughout.

The larger of the two holiday lets shall be altered internally to provide an open plan lounge and kitchen area, accessed via the new principle entrance, with the existing ensuite to the smaller room being enlarged to allow wheelchair access for WC facilities.

The wall separating the two existing holiday lets, shall be opened up to provide a doorway into the bedroom.

Use/Amount

The proposed dwelling shall use the existing accommodation provided with the formerly approved barn conversion to holiday lets. The two existing holiday lets shall have a doorway access formed to provide an open plan lounge and kitchen, and a master bedroom with ensuite wet room facility

The garden area to the rear, shall have a ramped access and flush threshold doors and shall be generally paved for wheelchair access.

Layout

The proposed dwelling shall generally use the existing barn structure, the later additions of internal partitions shall be replaced with similar stud wall partitions to form the accessible WC and the wetroom off the bedroom.

Scale

The scale of the proposed dwelling shall remain the same, there are no proposals to extend the accommodation or to provide a link access to the farmhouse.

Appearance

The existing holiday accommodation was converted from a stone agricultural barn around 1986/7. The accommodation forms part of a larger barn, part of which remains as a barn. the conversion has retained the barn like appearance, except where openings now have windows fitted.

The proposed alterations shall partially block up former stable type doorways to form windows. The infill stone shall match the existing, with straight joints so the history can be read and the doorway reinstated if required in the future.

Landscaping

The existing landscape shall remain generally the same. The small grassed area to the rear of the proposed dwelling shall be partially paved, with level access to the patio doors, and the remaining area retained as a level lawn suitable for wheelchair access.

Access

Access is via Brookhouse lane, from Ostlers lane. Brookhouse lane is a good surfaced single width lane with passing places. There is good access into the yard area of the farm which is well surfaced. The proposed principle entrance currently opens into a room, the floor level of which is approximately 100mm lower than the rest of the property. This shall be raised flush with the rest of the dwelling finished floor, and a gentle sloped ramped access shall be formed to a new flush threshold doorway.

Internally all doorways are to be widened to allow wheelchair access through out.