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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application site is situated off Mill Lane via an established access into the plot. The site has been in the same family ownership for many years.

1.4 The application site is approximately 1384m2 in size and is currently home to a unused stone built barn with partially demolished stone outbuilding.

1.5 The applicant seeks permission to change the use of the barn to residential. The barn would provide three bedrooms and be extended slightly to provide a more usable space. Plans for a detached garage are also included in the application.

2.0 Uses

2.1 The application site houses a vacant & disused barn set in its own field with an access gate into the site and an established curtilage area. At present the barn stands empty and is open to the elements. Naturally this renders the site vulnerable to the elements & potential vandals and it is suggested that the local community would welcome the proposed development which would ensure the occupation of the barn and make full use of the disused land.

3.0 Amount

3.1 The proposal is to renovate the barn sympathetically using all reclaimed materials from site where possible, thus creating a modestly sized three bedroom dwelling. There will be two small extensions, the smallest being a replacement of a previous lean to wooden structure utilising the previous footprint, the remnants of which are still visible. The Living accommodation will be set over two floors and the applicant wishes to implement the exact same layout as dwg. 100-02 Plan as proposed.

3.2 Once completed the applicant wishes to occupy the property and to make it their main residence.

4.0 Layout

4.1 The layout will be as per submitted drawing 100-02 plan as proposed.

5.0 Scale

5.1 The barn will of an exact footprint and scale as it once was prior to any previous demolition with the exception of a small extension to the rear. All external materials will be reclaimed from site and where necessary replaced with like for like. If planning permission is obtained then sample materials can/will be submitted to the local authority for prior approval before construction commences.

5.2 The applicant understands that any external landscaping will be frowned upon and so wishes to retain the plot in its current form. Any excavations for drainage purposes will be backfilled & reinstated so as not to cause any topographical changes to the landscape.

6.0 Landscape

6.1 The site at present fronts directly onto Mill Lane and has double gates entering the plot into a small hard standing area for parking purposes. All boundaries where necessary will be renewed with new like for like boundary treatment.

6.2 Parking provision will be within the site (see dwg 100-02) and any hard-standing will be of a porous nature.

6.3 A landscaping plan will be submitted and approved in writing before any works shall take place.

7.0 Appearance

7.1 The appearance of the barn will primarily be to renovate it to its former extent whilst keeping the previous openings and infilling these openings with suitable glazing units as per dwg 100-02.

7.2 All materials that could be salvaged have been set aside for re-use and replacement materials have been sourced and will be made available for local authority approval prior to any commencement on site.

8.0 Access

8.1 For the purposes of this statement, compliance with the current edition of the Building regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination act 1995.

8.3 The dwelling will be directly accessible off Mill Lane.

8.4 All entrances into the building will be fully compliant with part ‘M’ of the Building Regulations having a level approach and entrance door threshold.

8.5 A ground floor W.C. is provided and all internal doors will be of a sufficient width to suit all users whilst the staircase will be designed to an ambulant status.