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Design and Access Statement

Planning Application to Convert an Existing Barn into a Dwelling

The Ashes Farm, Easing Lane
ST13 8UR



Photo courtesy of google earth

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Planning Application to Convert an Existing Barn into a Dwelling at The Ashes Farm, Easing Lane ST13 8UR

Introduction/Context

This design and access statement has been prepared to accompany the application to convert an existing barn into a dwelling. The site is located on Easing Lane in Leek, the surrounding areas are largely agricultural however there are holiday lets nearby and has the Olive Tree pub only 1.2miles away.

The client wishes to convert the barn into an average sized residential dwelling to make better use of their site. There are no plans to extend the barn or to create any new openings within the original structure. In 2004 permission was granted to convert an agricultural building on the site to a dwelling in order to extend the farmhouse on the site. This outlines a previous precedent for converting agricultural buildings into dwellings on the site.





Photos of the Barn as Existing.

Proposal

The proposal is to convert the existing barn into a dwelling, whilst doing this the fabric of the building will be left untouched where possible. The existing large archway will become a large glazed timber framed feature, having this feature means there is no need to create any new openings to allow natural light into the dwelling.

The development will retain the existing material choices and will not require any extensions to the original building. The existing structure of the building is generally in good condition and will not require much repair work in order to begin the conversion.

Use/Amount

The barn currently does not have a specific use, the open section, with the large archway, is used for storage. However, the main barn itself is not used and lies empty. Our client has spent a lot of time and effort into maintaining the barn with the idea of someday converting it into a dwelling, taking the time to make windows The proposed development will provide the client with a place to downsize to from their sizeable farmhouse, its use will be solely residential, being converted from its current agricultural usage.

In reference to the current local plan on SMDC website, adopted core strategy dated 26th March.

All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets.

The proposed dwelling shall meet the relevant requirements of lifetime homes standard as published 5 July 2010. There is no actual minimum floor area requirement to meet with the lifetime home standard. The design guide describes corridor widths, room dimensions for circulation. Such as providing turning space for wheelchairs in living rooms, and minimum corridor widths of 900mm, also doorways to be a minimum of 750mm clear opening.:

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

Good practice recommendation that exceed, or are in addition to, the above requirements

Kitchen layouts, whenever possible, should be planned so that they can include (following adaptation) a continuous run of units, unbroken by doorways, including: a built in oven at an accessible height beside a minimum 600mm of work surface, a hob beside a further minimum 600mm of work surface, and a sink/drainer. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) could be straight, L shaped, or U shaped. In addition, window positions should not impede on the oven or hob positions. Space for other typical 'white goods' and fittings should be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run). • Provide a clear 1500mm diameter circular, or 1400mm x 1700mm elliptical, manoeuvring space from floor for a minimum height of 900mm

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed

An accessible WC compartment should contain:
1. A WC with:
i) A centre line between 400mm – 500mm from an adjacent wall.
ii) A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall.
iii) An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side.
This zone should extend forward from the front rim of the WC by at least 1100mm.
The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.
A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm
A basin with:
A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed in item 1iii) above.

Unless provided elsewhere on the entrance level floor drainage for an accessible floor level shower with:
A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.
Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.
The floor drain should be located as far away from the doorway as practicable.
Where possible, the bathroom should also provide for a direct connection with a main bedroom. This will normally take the form of a full height knockout panel, capable of being fitted with a doorset, which achieves a clear opening in accordance with Criterion 6. (750mm clear width).

The proposed dwelling shall meet all of the design criteria as required by lifetime Homes Standard.

Layout

The proposed layout for the barn conversion is a traditional house layout, with the bedrooms upstairs and living area's and kitchen downstairs. The property will have a garden area to the rear of the property, in the place of the existing metal shed which currently sits behind the barn.

Scale

The scale of the development is in keeping within the site, the barn having no extensions means that it will not stand out from the other outhouses around the site. The proposed development is of modest size and will not negatively impact on the site or surrounding areas. There are no plans to alter the existing scale of the barn.

Appearance

With the proposal being a barn conversion surrounded by other buildings of the same design, its important that the proposal stays within the material choices already present on site. The proposal maintains all of the stonework on the existing walls and will have timber framed double glazed windows units to match the windows to the existing farmhouse.

As there are no proposed extensions to the barn, there is limited opportunity to introduce new material choices to modernise the barn, however the existing archway has provided an opportunity to have a modern glazed feature to the main elevation, to be kept in keeping with the site with a timber frame.

Landscaping

The only landscaping proposed for the site is to create the new garden area to the rear, this will be a simple turfed area.

Access

There are no proposals to alter the existing entrance.