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Design and Access Statement

PLANNING APPLICATION FOR THE CONVERSION OF A CORNER STORE OF THE RANGE OF CONVERTED BARNS AT ASHENHURST HALL FARM, ST13 7NA



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Planning application for the conversion of a corner store of the range of converted barns at Ashenhurst Hall farm, ST13 7NA

Introduction/Context

This design and access statement has been prepared to accompany the application to convert a section of the barns at Ashenhurst Hall Farm into a new dwelling. The proposed plot makes up the corner of a former agricultural building at the farm which has since all been converted into dwellings besides this portion which was used to store garden machinery and ground works equipment, but has since become redundant. The applications for the previous conversions are (SMD/2005/0856) in 2006 and (SMD/2009/0721) in 2009.

Proposal

The application proposes a new dwelling is to be made in this section of the barn which already has 5 neighbouring dwellings in the building as well as the main, detached farmhouse. Permission has been given for the other five conversions and now the applicant would like to complete the building by converting the only remain section into a two-storey, one-bedroom dwelling with compact private garden and communal parking and access.

Use/Amount

The proposed use is to provide a new one-bedroom home, using the space available. The remaining redundant agricultural barns have already been converted into dwellings.

Layout

In order to make best use of the space available, the downstairs will consist of one open plan living room with kitchen and a dining space, as well as a WC fitted under the staircase which leads up to a one double bedroom with en-suite facilities. The ground floor can be accessed by the door on either the front or the one on the rear elevation which leads to a grassed area. These doors are as present in the existing as they were used as access for the garden machinery.

Scale

The scale of the dwelling is unchanged as it is using on the existing space, with no extensions. This means it is in no way imposing of the amenity of the immediate area and the proposed work will not be altering this in anyway. As it can be seen from the elevation drawings, this section of the barn sits slightly lower than the main body of the barn itself.



Appearance

The exterior appearance will be minimal in that the external structure will not be altered in order to achieve ground floor and first floor living space. Existing window and door openings were fitted with frames to match the surrounding converted barns at the same time to give in a seamless appearance in its position between the other dwellings, however with the lack of natural light on the proposed first floor, it has been necessary to add rooflight on both the front and rear elevations to create a more appealing living space upstairs and provide a means of escape in the event of a fire. Rooflights are also present on the neighbouring conversions, so these will not look out of place.



Landscaping

The surrounding landscape will be unaffected by this new dwelling and the existing courtyard which serves as parking for the other dwelling is able to cope with an extra vehicle to serve this proposed dwelling and this already has ample space for manoeuvring. A respectable sized area of garden curtilage can be found to the rear of the proposed dwelling, which has been lawned and maintained in a tidy condition to preserve the overall appearance of the site.

Access

The proposed dwelling shall use the good vehicular access that exists for the surrounding dwellings and rest of the farm.

The front of the building has existing level access.