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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 Newtown Road via an established access into the plot. The site has been in the same family ownership for many years.
- 1.4 The application site comprises of a single-storey stone out-building which is linked to a two-storey stone cottage via a corridor of brick built out-buildings.
- 1.5 The applicant seeks permission to convert the single storey out-building providing an ancillary living annexe solely for the use of the residents of the cottage. The out-building would provide one bedroom and be extended slightly to provide a more usable space.

2.0 Uses

- 2.1 The application site houses a single storey out-building which at present is used for storage to the main house. There is a link between the out-building to be converted and the main cottage. This link is brick built and is also used for storage with an additional utility area closest to the cottage. Both structures are set within the curtilage of the domestic setting and will share the same access from the main road. The farm has been within the same family ownership for many years and so the additional living annexe hopes to keep that tradition going by providing additional living accommodation for the family.

3.0 Amount

- 3.1 The proposal is to convert the out-building sympathetically using all reclaimed materials from site where possible, thus creating a modestly sized one bedroom annex. The brick link is not structurally sound nor aesthetically pleasing so it is planned to demolish this and create an extension to the rear of the proposed conversion. The new extension will be a single-storey addition to the rear away from any views from the highway and clad in timber boarding so as to blend naturally into the rural surroundings. The Living accommodation will be set over two floors and the applicant wishes to implement the exact same layout as dwg. 100-05 Proposed Floor Plans.
- 3.2 Once completed the applicant wishes to occupy the property and to make it an extension of their main residence for them and their children.

4.0 Layout

- 4.1 The layout will be as per submitted drawing 100-05 Proposed floor Plans and 100-06 Proposed elevations.

5.0 Scale

- 5.1 The converted out-building will utilize the existing floor plan and all existing openings will be reinstated. From the highway the structure will remain unchanged with the only addition being the extension to the rear which will replace an old un-usable Anderson Shelter that will need to be dismantled for safety reasons. It is hoped that with the demolition of the link out-buildings along with the Anderson Shelter, the new extension would be looked upon favorably. 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 Newtown Road and has a large single gate entering the plot into a small hard standing area for parking purposes. It is also proposed to widen this access for safety reasons providing a safer pull in area along with better visibility splays (subject to separate application). All boundaries where necessary will be renewed with new like for like boundary treatment.
- 6.2 Parking provision will remain un-altered as there will be no additional traffic into the site.

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 100-06.
- 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 site will be directly accessible off Newtown Road.
- 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.

