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Planning Statement



Statement required for:

Proposed conversion of the existing Grade II listed barn to commercial offices for use in conjunction with existing agricultural operation on site.

1.0 Brief

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of Mrs Gill Jones to support the application at the property.
- 1.2** Firstly, Blueprints team conducted a site survey to obtain dimensions relating to the works that have been carried out.
- 1.3** The existing redundant barns have become unsuitable for housing of livestock.
- 1.4** The purpose of this document is to outline the reasons the existing building is no longer required for agricultural use.

2.0 Existing Building Use.

- 2.1** The existing structure once housed livestock at Springfield Farm, this used ceased a number of years ago when the buildings were deemed as being unsuitable for livestock.
- 2.2** The barns are currently used as a storage facility for personal affects, the units are underutilized due for their size and location next to the agricultural holding.
- 2.3** The barns are attached to the residential dwelling to the rear which isn't the farmhouse, using the building for livestock has had a detrimental impact to the amenity of the occupant of this residential home.

3.0 Proposed Building Use.

- 3.1** Although the building would be converted to offices they are in fact for the agricultural use at the site.
- 3.2** Additional office space is required by the company who deal with 400/500 calves every Monday. This is to allow the company to continue to provide a service to its respected customers who have been loyal for many years.
- 3.3** The conversion of this underutilized barn is the perfect solution to the required office space. With the installation of a first floor it can produce the required floor area allowing the existing business to have additional office space that is required.

4.0 Conclusion

- 4.1** Springfield farm is one of the largest calf collection centres in the country, the additional office space would allow the current business to prosper.
- 4.2** Housing of livestock is now catered for elsewhere on the farm, with these existing barns surplus to requirements. Over the years the barns have been filled with personal affects which has meant the building has become underutilized.
- 4.3** The existing structures are no longer deemed as quality buildings for cattle due to their size, and listed building status. The level of work required to provide a suitable working environment for calves is deemed as being unviable.
- 4.4** The conversion of the buildings to be offices associated with the agricultural business should be fully supported by the LA, allowing a listed structure to be maintained and made good and brought back into use, which will in turn support the existing business with the expansion of floor space that is required.

*Document prepared by:
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On behalf of Blueprint Architectural Services*