

DESIGN AND ACCESS STATEMENT

To support a Planning Application

For

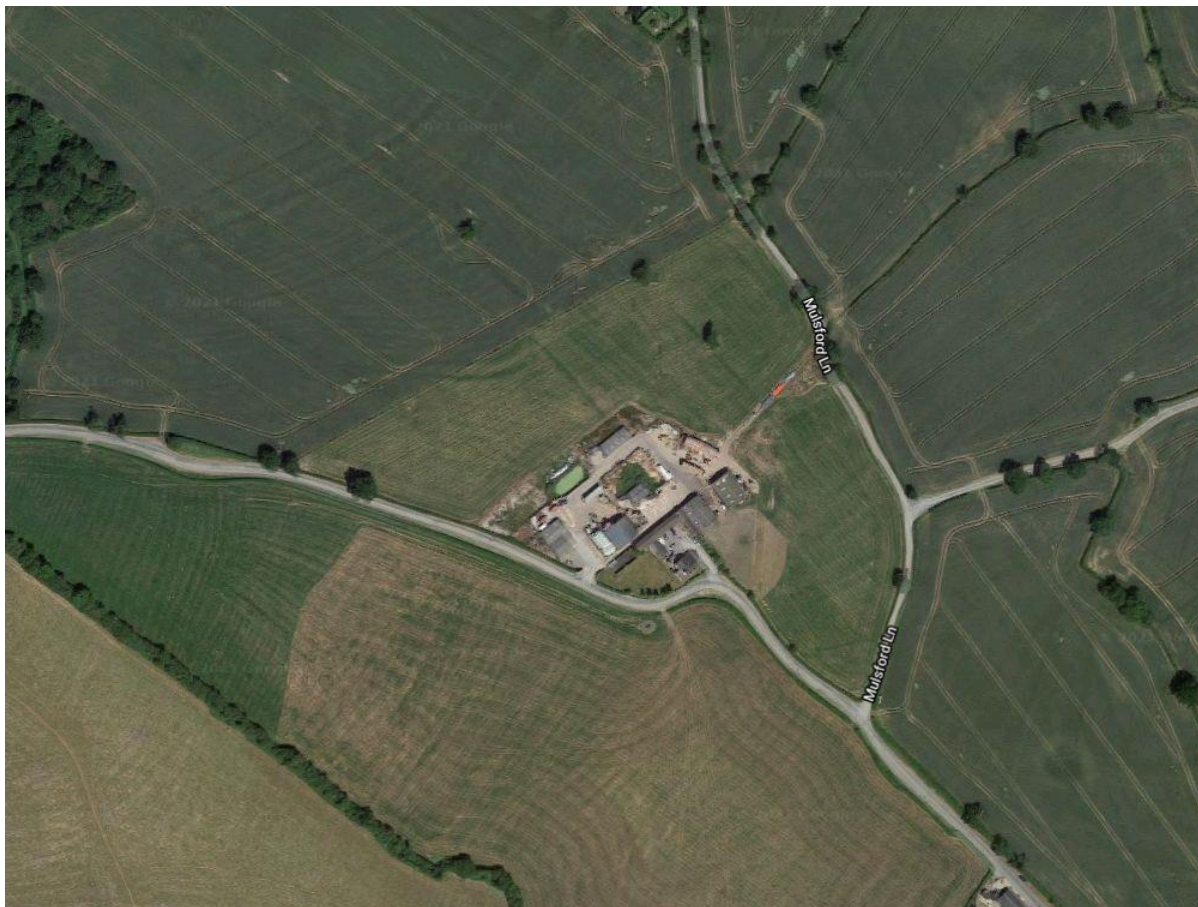
The conversion of an existing barn to 1 residential unit with associated alterations at:

***Mulsford Farm
Mulsford, Sarn
Malpas
SY14 7LP***

For Mr and Mrs Vickers

DESIGN STATEMENT

Mulsford Farm, Mulsford, Sarn, Malpas, SY14 7LP



This Design Statement accompanies a Planning Application for the conversion of an existing barn into a residential dwelling

USE

The site consists of the existing farmhouse and its outbuildings at Mulsford Farm, Sarn. The owners currently live in the farmhouse and operate a family-run business (Probale) supplying haylage and horse bedding from the buildings to the rear of the site.

The dwelling would re-use an existing barn in a semi-isolated rural location. The barn is of permanent and substantial construction and capable of re-use, in accordance with policy. The proposed barn conversion would be for their use, whilst their son remains in the house.

The barn is currently used for domestic storage and the hayloft is not used due to awkward accessibility. An end room to the garage serves as an office for the business and this use will continue. It would not be appropriate for another business (not associated with the family business) to use the barn both due to the increase in traffic and the isolated nature meaning it is unsuitable for public transport. There are plenty of more suitable industrial estates etc in the area.

The scheme allows for the parents and son to live on the site of the family business for the benefit of sustainability, security and for the future benefits of multi-generational living.

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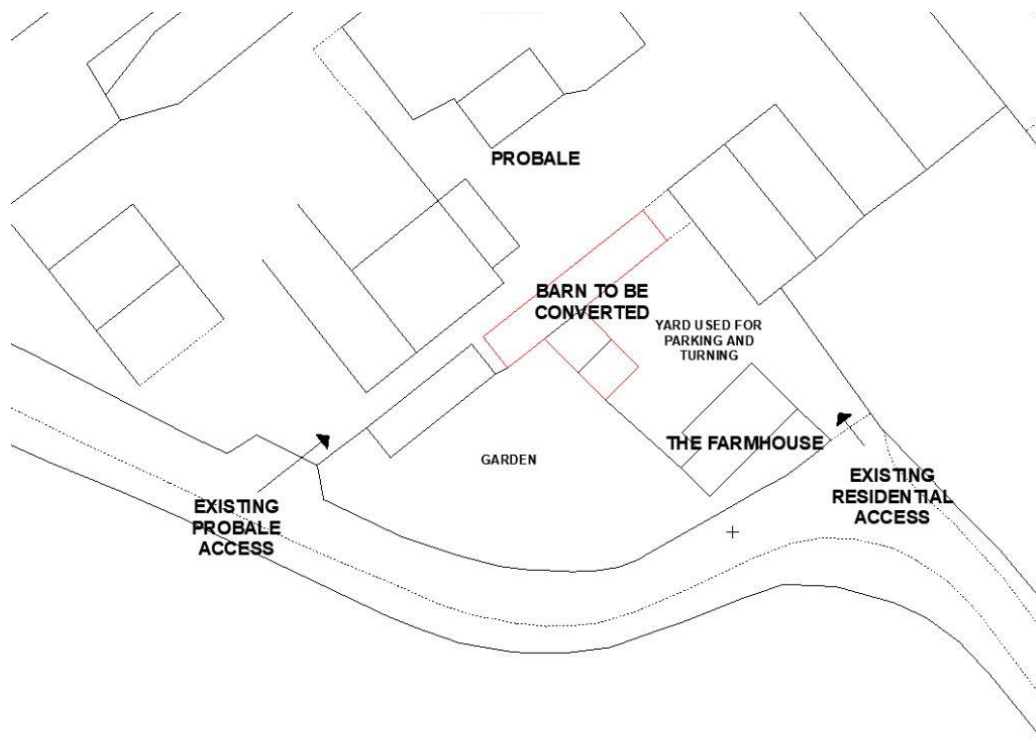
AMOUNT

The scheme creates 1no. 3 bed dwelling.

Because of the linear nature of a barn conversion a separate staircase is required to access the 3rd bedroom. This has led to one end is to be used as guest accommodation and can be closed off when not in use for the benefit of energy efficiency. It will not be used as a separate unit.

LAYOUT

The design has been carefully considered and utilises existing openings where appropriate. There is no impact on neighbour amenity, including for the farmhouse itself.



Site Plan as Proposed

SCALE

The barn retains its existing proportions in terms of massing on site and height. The majority of windows and doors can utilise existing openings.

LANDSCAPING

Landscaping remains unchanged. The site is currently bounded by hedges, already has a lawn area and hardstanding for parking. The applicants intend for this to be shared between themselves and their son but there is plenty of space for the garden to be subdivided if any future occupant should wish to.

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The Garden

APPEARANCE

The conversion demonstrates sensitive consideration of the existing built form and the proposal retains the original character of the building. All new openings are kept to a minimum.



The Existing Barn

ACCESS

Satisfactory provision is made for access and parking for all units. Level access the property will be provided.

Due to the fact that the owners already live and work on site, the development would have a negligible impact on the safety and operation of the highway.

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Existing Access to be utilised

CONCLUSION

The proposed development is considered to be an appropriate re-use of the brick barn and would not harm the openness of the surrounding landscape. The proposed conversion is considered to have little to no impact on the character of the surrounding area and the landscape. The proposal is considered to not result in an unacceptable detrimental impact on the amenities of neighbours and allows for an acceptable level of parking and suitable access.

PHOTOGRAPHS



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