



DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

HOME FARM
TORRINGTON LANE
FLEET HARGATE

FOR

R A BENNETT & SONS

Abstract

This Design and Access supports the Full Planning Application for a barn conversion and extension located at Home Farm, Torrington Lane, Fleet Hargate.

The proposal is subject to a Full Planning Application for a Barn Conversion.

Swann Edwards Architecture Limited are committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of this site for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports the Full Planning Application for a barn conversion and extension located at Home Farm, Torrington Lane, Fleet Hargate.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from the South Holland District Council and Government design criteria.

The impacts of the proposed development on the surrounding area and the contributions it will make to the village, have also been considered.

The site at present contains a series of agricultural buildings with its own site access. The current buildings have been used for agricultural vehicles and tools. The site has an agricultural holding number which is 24-302-0122.

The building has General Permitted Development approval under Class Q for conversion to a new dwelling under reference H05-1055-17 dated 20 December 2017.

The proposed layout of the building as seen on the accompanying plans requires minimal alteration works to the structure and mostly consists of the erection of new partition walls to create individual rooms. Only a small number of new openings are proposed with existing opening utilised for new joinery and glazing. The general appearance of the building will not change. The proposal also includes raising the roof of the building and constructing a modest 1.5 storey extension at the rear of the building.

The spaces within the proposed dwelling will be designed to achieve one three-bed unit. In addition the site offers ample parking and amenity space with views over fields to the south/west and will utilise the existing access to the north/east.

The proposal will include landscaping and driveway with parking to the front with proposed planting to soften the front of the property. The rear garden will be seeded with grass.

The proposal will support and enhance the existing services and the community of Fleet Hargate.

Initial discussions have taken place with David Gedney, planning officer at South Holland District Council, which have been positive.

The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to it's surrounding neighbours.

2. Design

2.1. Use & Amount

The proposal will include landscaping and driveway with parking to the front and proposed planting to soften the front of the property. The rear garden will be seeded with grass.

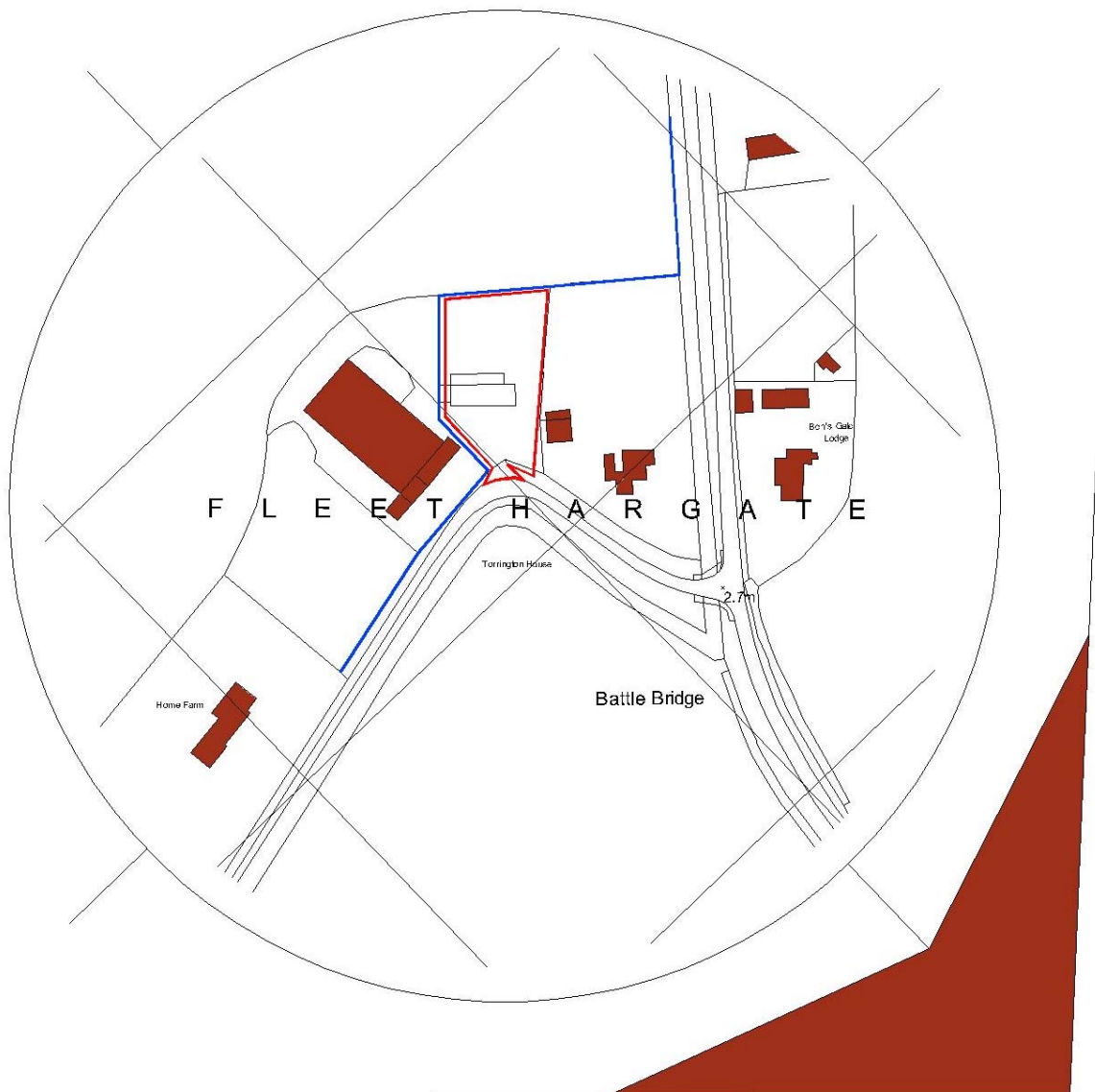


Figure 1: Location Plan

It is the intention of R A Bennett & Son to enhance the existing locality and to create a scheme that sits comfortably with the existing dwellings around Fleet Hargate. It will sit in harmony with the existing dwellings and the wider area.

The size, layout and accommodation are driven by the desire to provide good quality, modern accommodation for the occupants and users of the building.

2.2. Layout and Scale

The layout of this site exists in so far as the boundaries are established. The site has natural boundaries and this is an existing agricultural building. There are multiple existing dwellings to the north west and east of this proposal.

The orientation of the proposed dwelling follows the existing form and character of this part of the village. It is designed so that it will have minimal impact on the neighbouring properties in terms of overlooking and massing.

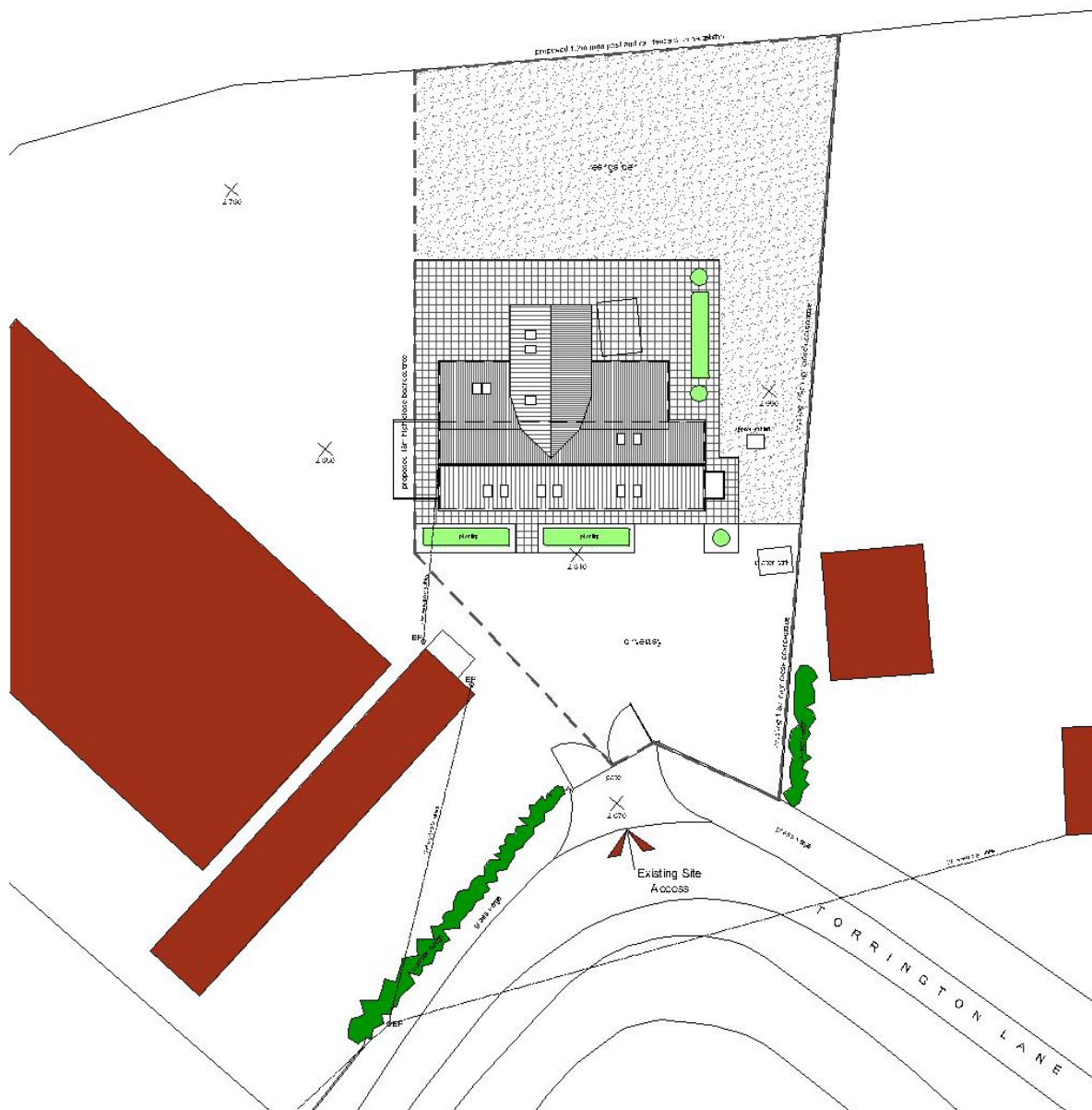


Figure 2: Site Plan

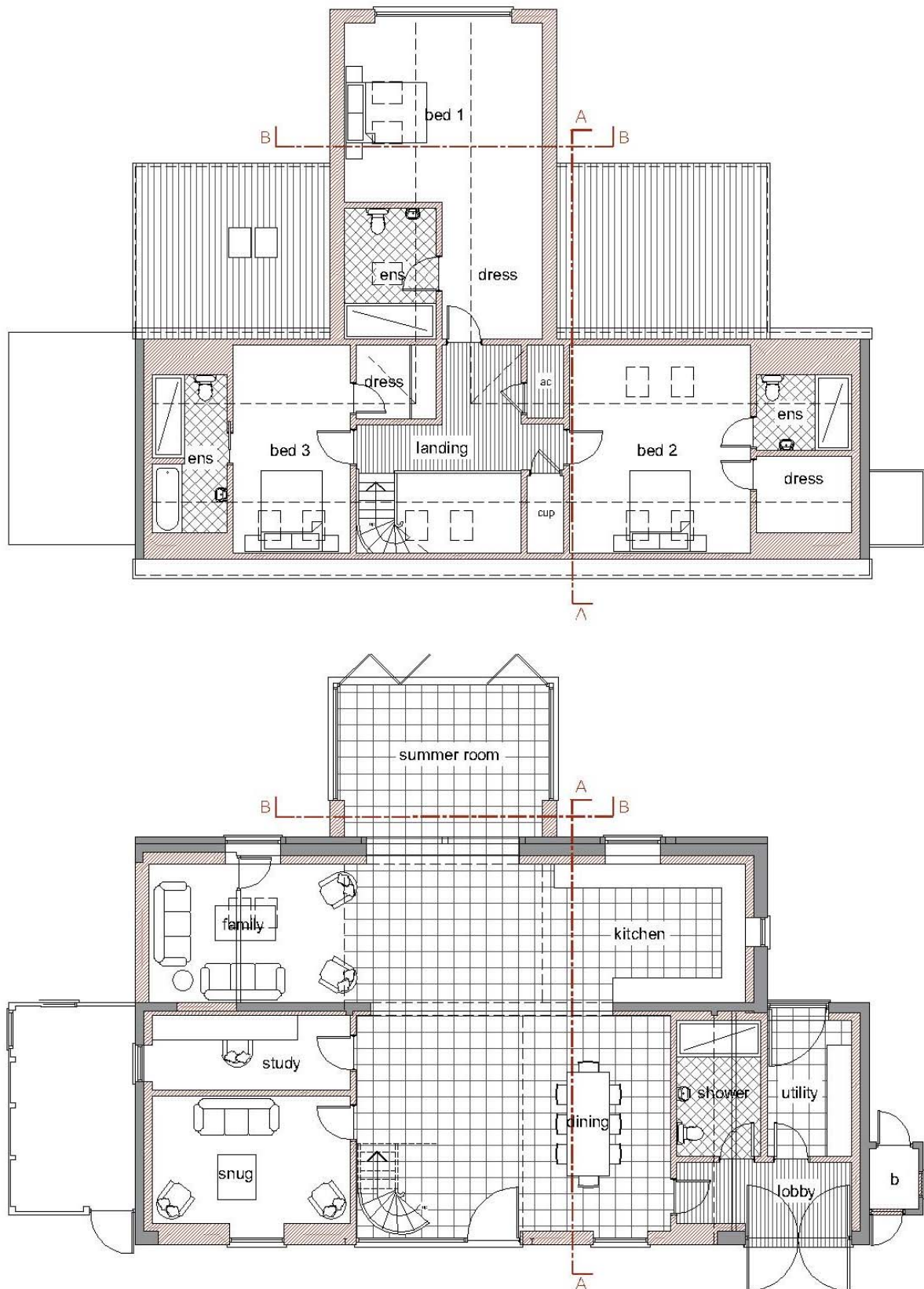


Figure 3: Floor Plans

2.3. Landscaping and Appearance

The proposed Conversion will make use of the existing landscaping and will utilise the existing access.

The Conversion sits in the same footprint as the agricultural barn, therefore impacts on landscaping and appearance will be minimal.



Figure 4: Current View from within the Site



Figure 5: Current View from within the Site

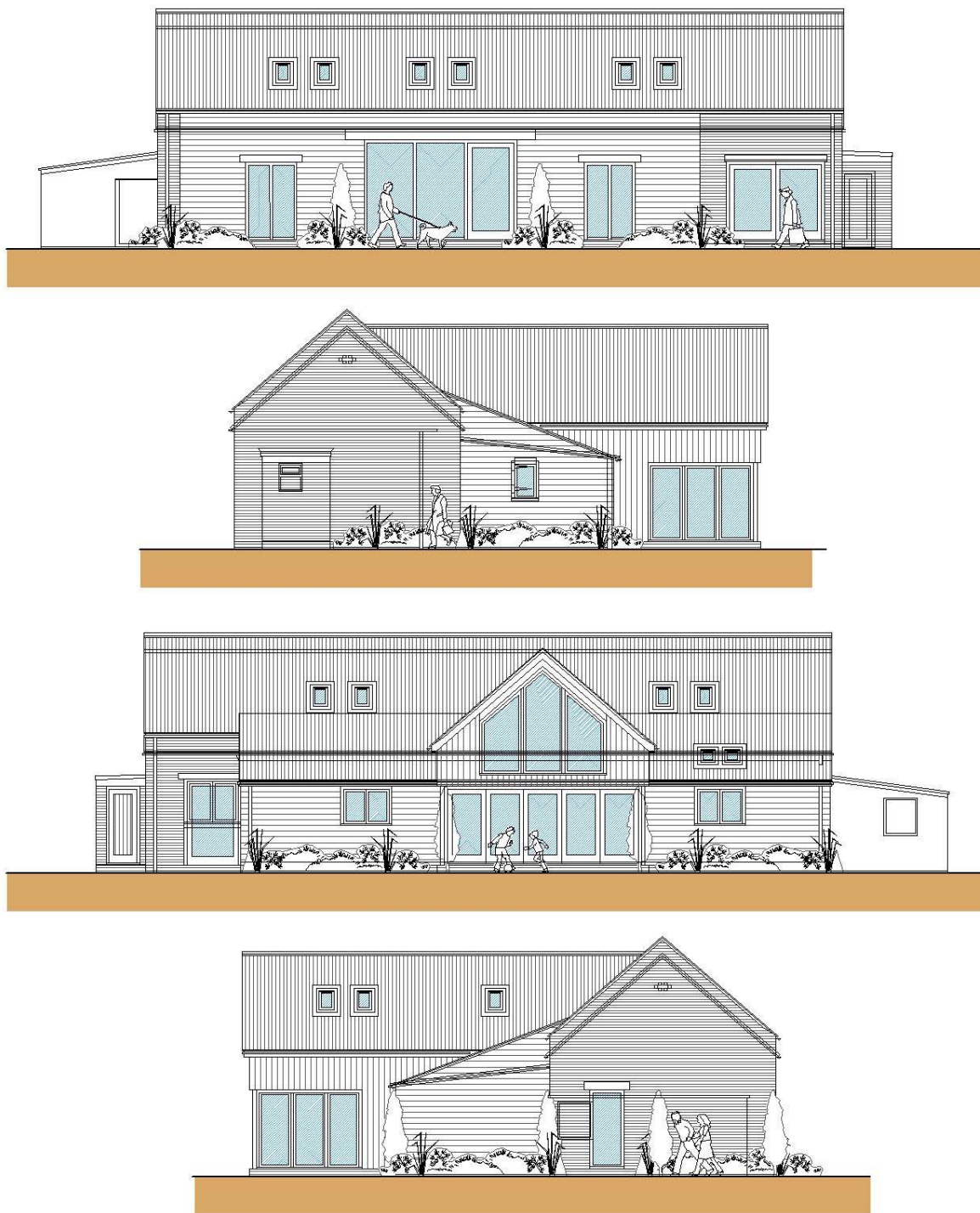


Figure 6: Proposed Elevations

2.4. Flood Risk

This site is entirely located in Flood Zone 3. As the site is within Flood Zone 3 a flood risk assessment undertaken by Geoff Beel Consultancy is included within the submission documents and all recommendations of this can be achieved.



Figure 7: Extract from environmental agency flood risk map

3. Access

3.1. Vehicular and Transport Links

The site benefits being in close proximity to A17.

Bus stops in the village provide a service to neighbouring towns, which has links to Peterborough, Norwich, Wisbech and Downham Market. By road, the towns of Spalding, Wisbech and King's Lynn are close by.

3.2. Site Access

Vehicle access to the site is via the existing site entrance off Torrington Lane. The site has been laid out to accommodate the required parking spaces and to allow cars to pull into the site, park, turn and exit in forward gear.

3.3. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations. A large front door with a level access threshold will allow access to the dwelling. Disabled people will not be segregated from any activity which may occur.

3.4. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.