Reference SD15-019/DAS

DESIGN & ACCESS STATEMENT

PROPOSED CONVERSION OF

BARN TO DWELLING

PRIMROSE FARM, MAISDYKE LANE, FLEET

FOR MRS S SMITH

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Introduction

This proposal is to convert disused barns to a single dwelling unit including garage.

The existing barns consist of a two storey and single storey brick barn, with varying stages of decay, with small areas in quite a poor state on the verge of collapse.

However, a structural survey has been carried out and it suggests the buildings are suitable for renovation and conversion for domestic use.

Proposal

The barns in question are linked to an existing house, Primrose Farm, and it is proposed to separate the proposed barn conversion from the existing house with each retaining one of the 2 No: existing accesses and dividing the garden so each property will have a suitable private amenity space.

Landscaping/Screening

It is proposed existing trees remain as shown and for a 1.8m high close boarded fence to be provided to the boundary with the existing house, Primrose Farm.

Locality

The barns in question are located along a dead end road with only one other residential property nearby on the opposite side of the road. Primrose Farm sits directly North from the proposal and to the South and West are more modern existing agricultural buildings, under separate ownership.

Pre-Application

Early discussions have taken place with the South Holland District Council in respect of this proposal to ensure a satisfactory proposal is forthcoming – see copy of letter from the South Holland District Council Planning Department dated 29 April 2015.

Design

Careful consideration has been given to the design of this conversion to ensure the original character of the barns is not lost. Existing external openings are used as much as possible, with minimal new external openings formed.

Access

An existing access off Maisdyke Lane will be used for this proposal.

Car Parking/Turning

Ample car parking is proposed along with part of the existing single storey barn used as a garage. Turning facility is also proposed.

Disabled Access

The site and dwelling will have disabled access as required by the Building Regulations including hard paved areas.

Drainage

Foul drainage will be to an on site Bio-Disc Treatment plant with outfall to adjacent dyke.

Conclusion

The integrity of the existing barns will be retained and will therefore bring back to life a building of historical importance that may otherwise be lost.