
PMC Land & Planning

DESIGN AND ACCESS STATEMENT

The Gables Nursery


New Fen Drove

PE12 0PY

Prepared For: G Geerlings and Son

August 2024

Philip M Coyne MA MRTPI



 07952 406935

 phil@pmclandandplanning.co.uk

Company Reg. No. 15734202

Registered Office: 98 Etwall Road, Hall Green B28 0LE

PMC Land & Planning

1. INTRODUCTION

This Design and Access Statement is prepared to support an application for Prior Approval for the conversion of an existing agricultural barn building into a small dwelling house at The Gables Nursery, New Fen Drove, Gedney Hill.

1.1 Location

The Gables Nursery is located on New Fen Drive which is not a through road and provides access to approximately 12 properties. New Fen Drive is accessed from the B1166 where it effectively forms a 'cross roads' with Langary Gate Road.

1.2 Access

There is an established access to the barn which is proposed for conversion which has provided access to the farm for cars, deliveries and agricultural machinery for more than 60 years.



The images above show the access from within the farm, and on New Fen Drive. Notwithstanding that New Fen Drive is not a through road and provides access to only about 12 properties, there is good visibility in both directions when entering or leaving the farm.

PMC Land & Planning

1.3 Car Parking

There is sufficient area, including hardstanding, available around the barn which will provide parking for several cars if the proposed conversion proceeds. There is also sufficient access and turning space for delivery vehicles.

2. DESIGN AND MATERIALS

Indicative layout plans and elevations are included with the application. However, given that the applicant is the owner of the farm and that the conversion will become home to his son and daughter in law, the family will ensure that the design and materials are both reflective of and complementary to the local vernacular, and will blend well into the local landscape.

3. CONCLUSION

It is considered that the proposed conversion has long established access and can cope comfortably with its own parking and servicing requirements. In addition, it can be designed to sit comfortably within the local environs and will not impact upon the amenity of any adjacent occupants. upon

