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**BARN CONVERSION
HIGHFIELD FARM
CRANESGATE NORTH
WHAPLODE ST CATHERINE
SPALDING
LINCS
PE12 6SR**

FOR

MRS C BETTINSON



PLANNING, DESIGN & ACCESS STATEMENT

**BARN CONVERSION
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This application is to acquire Town & Country Planning Permission to convert the existing brick-built barn and reinstate the original brick barn to residential for the benefit of Mrs C Bettinson.

The barns were first built in the early 1900's and used as farm buildings, until they were no longer required due to the larger farm machinery and equipment.

During the late 1970's and early 1980's part of the barn was removed as it needed structural work, however, they changed the courtyard into a crew yard for the cows and installed a high steel frame roof to enable tractors to run underneath as required. Historic ordnance survey maps and photographs attached for reference.

The barn is to be reinstated with reclaimed bricks to match existing along with a slate roof. A courtyard will be used as amenity area to the barn conversion along with mature landscaped garden to the North/East of the site.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

USE

The application is to secure the long term future of the site and existing agricultural barn. The existing farm house is too large for Mrs Bettinson who lives on her own, the barn is an ideal single storey property to enable her to run the existing barn business.

AMOUNT

The existing site is an agricultural farm yard, the proposal is to convert the brick farm buildings to residential and retain the existing access and grassed area for garden.

LAYOUT

Detailed survey of the barn and design of the dwelling is shown on the application drawings. The barn is converted to single storey residential unit to accommodate Mrs Bettinson's needs.

SCALE

The existing barns offer a good size 2 bedroom downsized dwelling with large garden areas, parking and a private courtyard area facing South/West over-looking the existing farm.

LANDSCAPING

The current site is well looked after and has mature frontage garden, this will be split between the barn conversion and host dwelling.

APPEARANCE

The appearance of the barn will be in keeping with existing architectural merits of the existing openings and internal walls. The reinstated barn will be built with reclaimed facing bricks and slate roof.

ACCESS

The barn conversion will be accessed off the existing farm access and large driveway, existing access to the host dwelling will be retained and not used by farm traffic.

FLOOD RISK

As the site is within Flood Zone 1 of the Environment Agency flood map a site-specific Flood Risk Assessment has not been submitted with the application. The existing barn floor to be raised 150mm above existing barn floor level, to allow for insulation but maintain the level access threshold required by Mrs Bettinson.

S L Darlow
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