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DESIGN AND ACCESS STATEMENT
IN RESPECT OF A PLANNING APPLICATION FOR
THE PROPOSED CONVERSION OF A BARN TO A
SINGLE DWELLING

AT

HUBBERSTY FOLD FARM, COMMONS LANE,
BALDERSTONE, BB2 7LL

Prepared by: Jennifer Hindle
Our Clients: Mr & Mrs A Thompson
Our Ref: Tho/509/1307/JH
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The barn at Hubbersty Fold Farm is a redundant agricultural building. It is our client's intention to convert this barn into a single five bedroom dwelling. As part of this planning application the existing remains of two outbuildings which located to the rear of the barn will be rebuilt. One will be used as a storage area for the proposed dwelling and the other will be used as a detached double garage.

2. Amount

- 2.1 The existing gross internal floor area of the barn is 328m² this includes the ground floor and the remaining first floor area. The proposed development will utilise the whole of the existing barn. The remains of the two outbuildings will be rebuilt to create a storage area for the dwelling and a detached double garage. (The exact details of these can be seen on the plans submitted with this planning application). The exact floor area of the two separate outbuildings is unknown however the proposed storage area for the dwelling and the detached double garage will be located on what is believed to be the footprint of these outbuildings and will, we believe, cover approximately the same floor area as the existing buildings would have covered.
- 2.2 The existing eaves height of the stone barn to be converted is 5.5m, the ridge height is 7.7m and the roof pitch is 27°. These measurements are taken from the lowest ground level (these can be seen on the plans submitted with this planning application). Both the eaves, ridge height and roof pitch will remain the same in the proposed conversion. Outbuilding Two (highlighted on the plans submitted with this planning application) is still partially remaining and has an approximate eaves height of 2.5m, a ridge height of 3.7 and a roof pitch of 17°. This outbuilding will be replaced by a Storage Area for the proposed dwelling and will have an eaves height of 2.4m and a ridge height of 3.6m. Outbuilding Three (highlighted on the plans submitted with this planning application) has only minimal remains and has an approximate eaves height of 2.2m and a ridge height of 3.4m. This outbuilding will be replaced by a detached double garage with an eaves height of 2.4m and a ridge height of 3.4m. These two replacement buildings will therefore be of similar proportions to the buildings that were once on site.
- 2.3 The ground floor accommodation will comprise of a kitchen/dining area with snug off; utility area which can be accessed from the garage and kitchen area, with a WC and coat storage area; large reception hall with a stairway; and a living room. On the first floor there will be five double bedrooms some with en-suite facilities and a house bathroom. There will

be a new double garage block with hard-standing. Note that the garage block replaces the redundant former tractor store and ruined pig sty.

- 2.4 We consider that the amount of development proposed is acceptable, given that it will utilise the existing footprint of the barn and will replace the remains of the two outbuildings to the rear of the barn with structures that have a very modest increase in area.

3. Layout

- 3.1 The proposed layout has been influenced by the existing layout and fenestration of the barn and the need to provide a barn conversion which respects the character of the original building.
- 3.2 The exact layout of the proposed accommodation, storage area and detached double garage can be seen on the plans submitted with this planning application and we feel that the proposed layout has made the most efficient use of the space available.

4. Scale

- 4.1 The overall scale of the barn following the proposed development will be the same as the existing. The foot print of the tractor shed and former pig sty total 47.6 square metres. The footprint of the new garage and lobby would be 74 square metres. This represents an increase of 36%.
- 4.2 The garage is subservient to barn and it partially forms a logical boundary with the area of hard-standing.

5. Landscaping

- 5.1 There will be garden areas incorporated within the proposed development and these can be seen on the plans submitted with this planning application.

6. Appearance

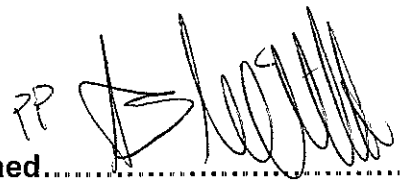
- 6.1 The proposed materials have been carefully chosen to protect and enhance the existing character of the barn.
- 6.2 The existing natural stone walls with stone quoins to the corners will be retained and the existing natural slate roof which is currently in a bad state of disrepair will be replaced by a natural blue slate roof to match the existing. Windows and doors will be light oak uPVC set within stone surrounds and it is considered that these will be a visual improvement on the existing fenestration which is either open or blocked up. There will be

the addition of a number of conservation roof lights within the barn conversion in order to allow sufficient daylight into the dwelling. The barn is to be converted utilising renewable energy systems with an air source heat pump, solar and photovoltaic panels together with high levels of insulation.

- 6.3 The proposed double garage will be constructed from natural stone walls and a natural blue slate roof. The double garage will have timber up and over garage doors. The character of the barn is maintained and the general location of the former linked tractor shed and pig sty is respected in placing the new garage at this corner end of the barn.

7. Access

- 7.1 The original access for Hubbersty Fold Farm barn will be reinstated off the access lane this can be seen on the plans submitted with this planning application. The access from the former farm house is therefore separate and private.

Signed  Date 02/08/11
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)