

DESIGN AND ACCESS STATEMENT

For

The adaptation/change of use of an adjoining redundant barn structure To
Facilitate the Creation of Additional Bedrooms and Bathroom Areas

At Haugh Head Farm

Simonstone

Date: April 2017
Job ref: 5367

from concept to creation...



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SURVEYORS

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our client Steffi Honey of Lancashire County Council, as part of a full planning application for the adaptation/change of use of an adjoining redundant barn structure to facilitate for residential use an additional 2No. bedrooms and a bathroom at Haugh Head Farm Simonstone.

The property is occupied by a family that foster children and due to the increase in demand to provide this service additional bedrooms and a bathroom are required to keep the family together and to avoid relocation.

It is to be read in conjunction with planning drawing Nos:

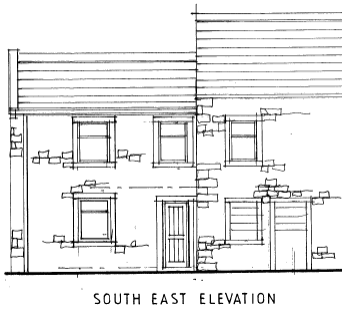
- 5367-01
- 5367-02

2.0 SITE CHARACTERISTICS

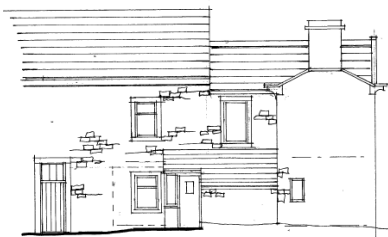


The site slopes from North to South and consists of one access road, grass areas and areas of hard standing. The site consists of a private dwelling, an attached redundant barn structure and an outbuilding. The site will not be altered during the proposed works.

3.0 DESIGN STRATEGY

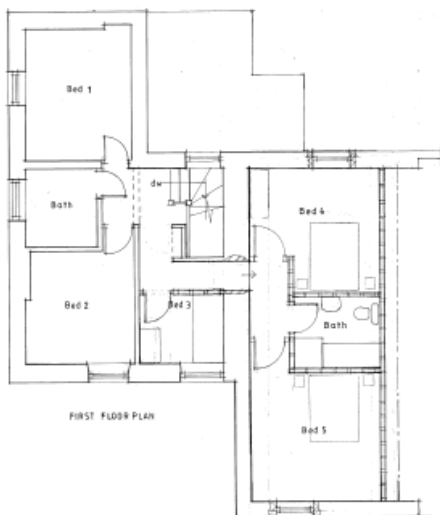


SOUTH EAST ELEVATION



NORTH WEST ELEVATION

The chosen design has been incorporated to provide the additional required rooms whilst causing minimal changes to the existing layout. The new bedrooms and bathroom are accessed from the first floor corridor with a new opening formed between the dwelling and adjoining redundant barn. Two new window openings in the proposed bedrooms have been incorporated with the proposed materials to match the existing windows/stone surrounds and to simply provide natural light and a means of escape to the new bedrooms.



FIRST FLOOR PLAN

5.0 CONCLUSION

The proposal seeks to convert part of the redundant adjoining barn to provide the required space and rooms to enable the appropriate space to provide foster care services. A simple design approach has been integrated to provide two new bedroom and a bathroom that suits and integrates with the existing layout. The alteration to the external of the property in the form of two new window openings will harmonise with the existing aesthetics of the building with the materials selected to match the existing.

In summary the scheme seeks approval to use currently redundant space in the adjoining barn to fulfil the need to provide new bedrooms and a bathroom at the dwelling to enable the appropriate facilities to provide foster care of children.

The proposal which forms the basis of this full planning application has been designed to ensure a low impact for the site and surrounding area. The proposed adaptation/change of use does not compromise the amenity of adjacent dwellings, their gardens or their privacy and would not result in a loss of light or any other significant or detrimental factors to the local environment or vicinity.