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Heritage, Design and Access Statement

1 INTRODUCTION

1.1 This Design and Access Statement has been prepared to assess proposals to convert one of the redundant farm buildings to a small cattery.

2 GENERAL DESCRIPTION

2.1 The building to be converted is located away from the adjacent farm house which is listed but it does not form part of the listed building. The building is located to the rear of the farm house and screened by surrounding buildings.

2.2 The building is a brick built farm building with a metal roof and timber doors and windows; the building is clearly more modern than the original stone farm buildings.

2.3 The location of the property some distance from the house means the proposal has negligible effect on the listed building.

3 LOCATION

3.1 The building is redundant as an agricultural building and its small size, scale and location mean there are limited options for viable alternative uses for the building.

3.2 The building can be accessed from the current driveway and yard, parking is provided at the side of the building for visitors to drop off and collect their cats. The small scale of the proposal means there will be no significant increase in traffic on and off the site.

4 DESIGN

4.1 The proposal is for minimal alteration to the building, the existing roof is metal sheet roofing and the proposal is to replace the roof with the same profile in a green colour to blend in with its surroundings. The walls are to be repointed. The existing window opening facing the yard and the house are to be retained along with the existing door openings. The proposal allows for part of the existing ménage to be fenced off and a grassed area formed, with external metal cages for each cat to view the world, this is the only external alteration proposed and is to provide a stimulating environment for the cats in line with current best practice. The proposed windows and doors are coloured UPVC, this has been chosen to allow them to be easily cleaned to provide a clean and hygienic environment for the cats.

5. POLICY

5.1 The proposal is in accordance with planning policies.