



DESIGN AND ACCESS STATEMENT

Conversion of agricultural building to create a single dwelling former Calving Sheds, Rottington Hall Farm Estate

This statement is submitted to support a full planning Application for design changes following works started on site and Prior Notice approval for the conversion of an agricultural barn to a dwelling under class MB of the general Permitted Development Order 2014.

The buildings were last used for agriculture before March 2013 .

Planning history

The barn is part of the Rottington Hall Farm estate and various adjacent former barns have been converted to dwellings. The barn sits within a cluster of other residential buildings.

The building as remained redundant for several years to this present day.

Development /Building appraisal

The proposed application seeks permission to become a single dwelling. The building is developed within the existing footprint without any extensions.

Existing Window and door openings have been generally. Access to the site is existing but will be improved with the partial demolition of the end building . Parking is on the frontage within the courtyard. The increase in traffic associated with one property is not significant given the previous farming use.

The existing building construction consists of substantial solid sandstone walls and requires no major structural alterations. The buildings would be lined internally with insulated board to improve energy efficiency.

The existing sheet roofing is to be replaced with new timber rafters under a slate roof to match adjacent properties. The roof spans are relatively small allowing simple pitched loose rafters to be installed .

The proposed use is residential and not a significant noise generator.

The site is not in a flood area.

Drainage crosses the frontage and connects to the public sewer in the highway.



Historic photo of the former farm prior to conversion of adjacent barns and partial demolition works



Conclusion

The proposed dwelling is a sustainable development in a rural setting and will enhance and help maintain the vitality of the rural community.