THE PROPOSED CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS INTO THREE RESIDENTIAL DWELLINGS INCLUDING THE ERECTION OF GARAGING (RENEWAL)

AT

MANOR HOUSE FARM
2 CARLTON ROAD
BARTON-IN-THE-BEANS
NUNEATON
CV13 0DE

FOR

MESSRS JACKSON

DESIGN AND ACCESS STATEMENT

1. The purpose of this statement is to support the planning application for the proposed conversion of redundant agricultural buildings into three residential dwellings including the erection of garaging (renewal).

2. The nature of the business occurring at Manor House Farm, Barton-in-the-Beans is currently dairy farming. However, when this enterprise comes to an end, the traditional brick and tile buildings would suit conversion to a residential use.

3. These buildings are no longer suitable for modern agricultural production.

4. When this happens, the existing modern farm buildings will be demolished.

DESIGN:

The brick and tile buildings will not require any alteration or extension apart from the points mentioned in the Structural Inspection Report.

Dwelling 1 will be a two storey detached property with three bedrooms.

Dwelling 2 will be a single storey semi-detached property with two bedrooms.

Dwelling 3 will be a two storey semi-detached property with four bedrooms.

As previously mentioned the more modern existing buildings will be removed/demolished as indicated by the block plan.

Garaging will consist of two detached double units constructed of timber and steel.

Garden areas for the properties are to be confirmed.

Parking provision – see block plan

ACCESS:
The existing access to the farm by the large dairy building will be closed off and replaced with a driveway extension to the Carlton Road. This will be completed to a standard provided by Leicestershire County Council and be surfaced with tarmacadam or similar.

All conditions relating to Planning Permission 04/00025/FUL will be complied with.