Planning Statement

Hallcroft Farm • Stanton Under Bardon



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Location

Main Street, Stanton Under Bardon

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 446595, 310091



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Context

The proposed development lies at the southern end of the village of Stanton Under Bardon, near Markfield in Leicestershire. The land for the proposed building is currently an overgrown field.

The predominant architectural vocabulary of the local area is of red brickwork, stone and render, with pitched gabled roofs.

The site is bound on the north by the Thatched Inn public house, and to the east by some recently constructed two storey dwellings.

Proposal

The proposal seeks to extend a single storey barn to create a modest sized dwelling.

The proposed building is a single storey structure designed to have an agricultural appearance, to tie in with the existing stone barn.



View showing the proposed Extension

Relevant Planning Policies

Although the proposed development lies outside the settlement boundary, the site has previously been assessed as developable.

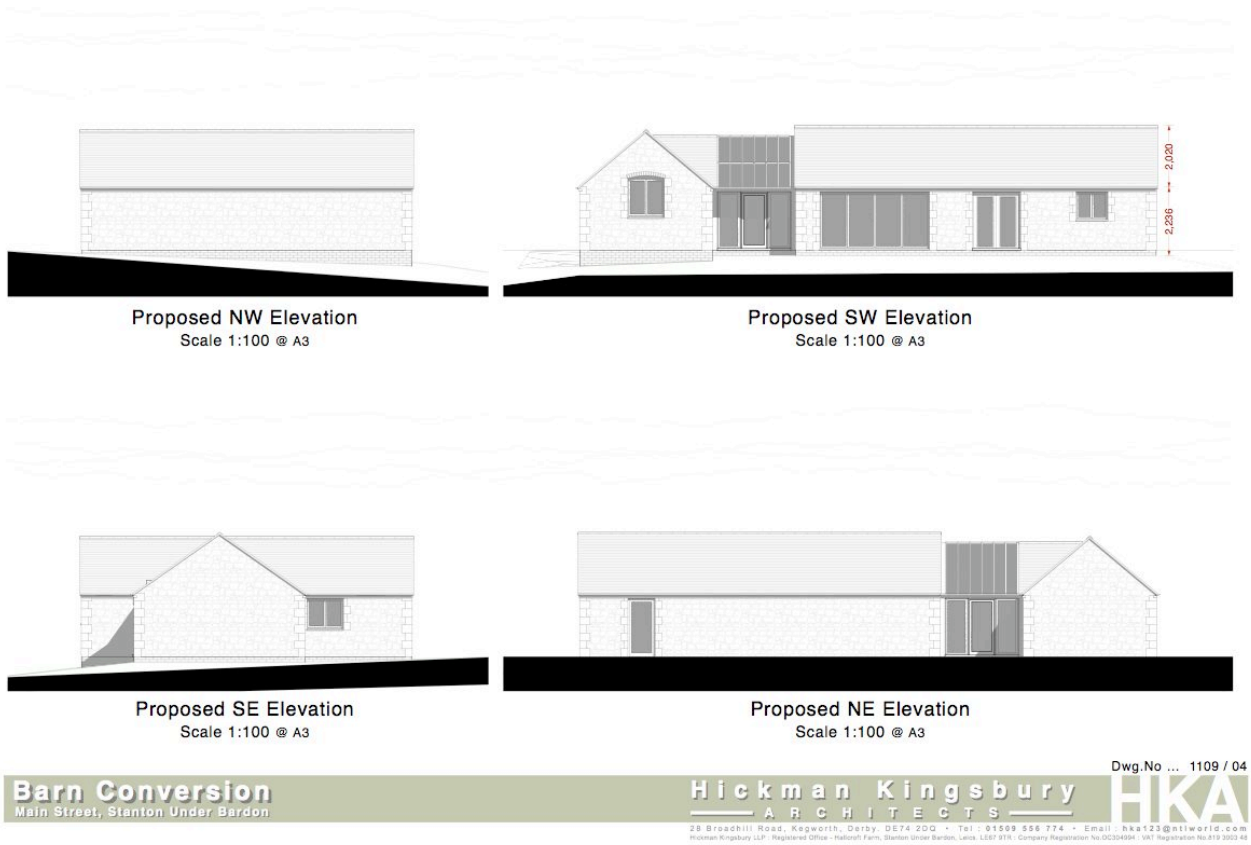
Character and Appearance

The character and appearance of the design is of a small-scale agricultural building … converted to residential use.

Highway Safety

The proposal will use an existing vehicular access off Main Street … approval will be required from Leicestershire Highways Authority.

Elevational Treatment



- The design has taken its inspiration from the detailing of the existing barn. The use of red brick quoins to define the corner detailing and the use of a matching roof slate. The new element has been linked to the existing with the use of a simple glazed link.