



104/106 Market Street,  
Ashby De La Zouch,  
Leicestershire,  
LE65 1AP  
COMPANY REGISTRATION NO. 10169163

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# DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PRIOR APPROVAL APPLICATION

Conversion of 1NO. Traditional Brick Barn to form 1NO. Dwelling

Barn Located along Sheepy Road, Twycross, Atherstone. CV9 3PG.

For Mr & Mrs K Hughes

May 2022

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## **1.0 INTRODUCTION**

### **1.1 Introduction**

This Design and access statement is submitted in support of a prior approval application to Hinckley and Bosworth Borough Council for the conversion of an existing barn for the family use of 1No. dwelling, under 'Class Q - Agricultural building to dwelling houses'. The Barn is located within the land ownership of Mr & Mrs K Hughes at Clare's Barn Farm, Sheepy Road, Twycross, Atherstone, CV9 3PG.

#### **The documents accompanying this application is as follows;**

- 22003-01 Existing Elevations
- 22003-02 Existing Floor Plans
- 22003-03 Proposed Elevations & Floor Plans
- 22003-04 Location Plan
- 22003-05 Block Plans
- 22070-R01 2022-05-12 Report on structural feasibility

## 2.0 SITE DESCRIPTION

### 2.1 Site Location

The Barn is located South of the Farm house No. 26 Clare's Barn Farm which is owned by Mr & Mrs Hughes. Clare Barn Farm is a family run dairy farm. The majority of the land which surrounds is farmstead. All land is laid down to grass and corn crops which maintain the milking herd and dairy followers calving all year round. (See appendix A.)

The land farmed by the business is typical of the surroundings, being part of the rolling landscape. The soils are mainly heavy clays, with the solid becoming more medium loams where it borders water courses.

The Barn was used for agricultural purposes in connection to Clare's Barn Farm and is in the same ownership. It is not located within a conservation area nor is the barn Listed. The site is currently accessed off an existing track linked to the main farm complex.

The Original Barn now stands unused, in a good structural state with a minimal amount requiring re-build. The newer building element attached which is proposed to be removed currently stores building material which are used throughout the farm.

The use of the barn had diminished over the years as it has become unsuitable in terms of modern agricultural protocols; indeed the site is not operating as such and so the new use is proposed. There is no planning history relevant to the current proposal.



### 3.0 PROPOSED USE AND POLICY ASSESSMENT

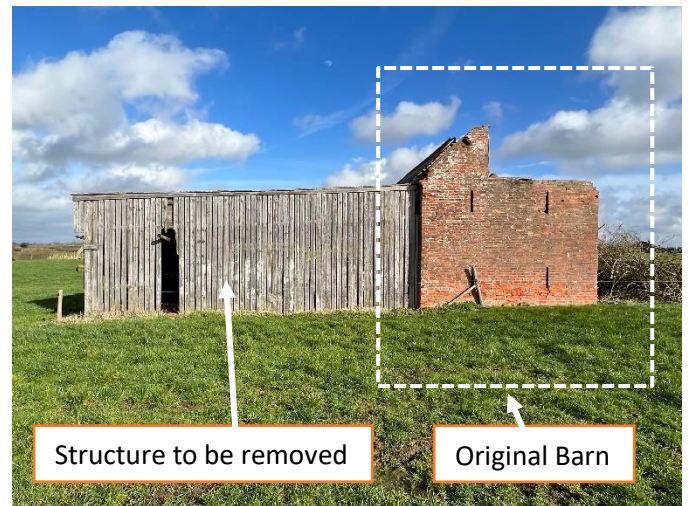
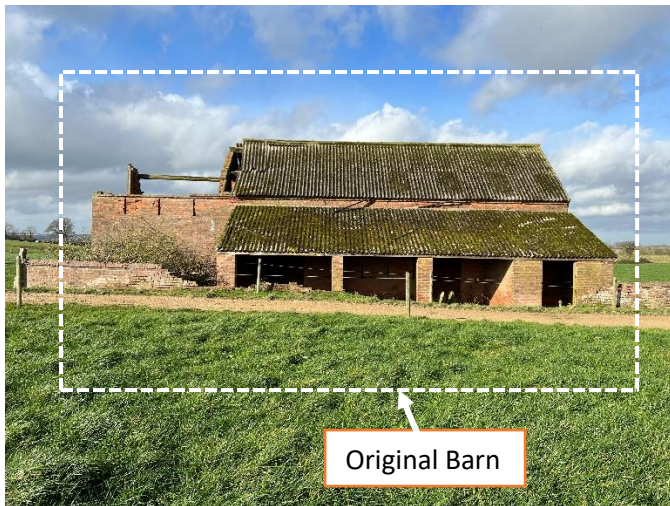
#### 3.1 Proposal

It is proposed to convert the existing Barn to residential use to create a single dwelling. The siting of the existing structure is as shown below.

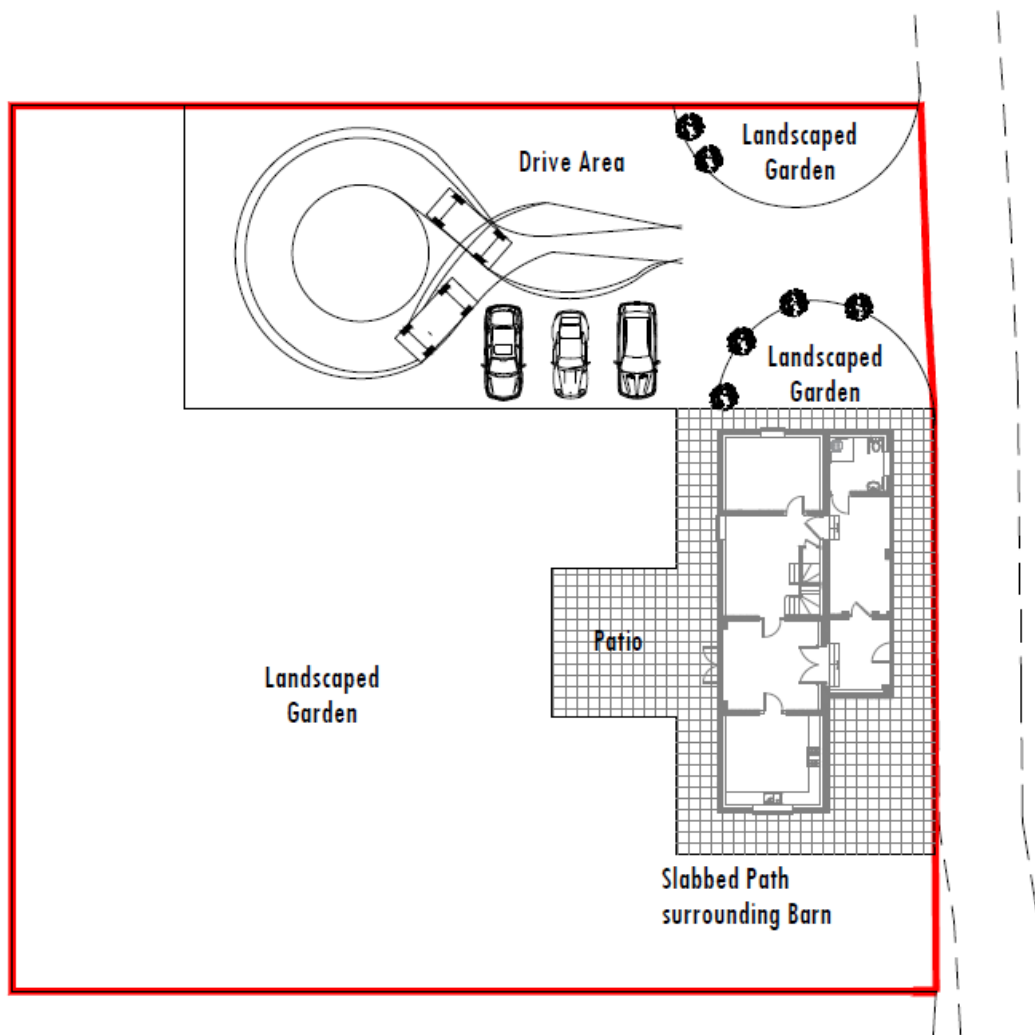


It is proposed to retain the original barn structure as is structurally good and remove the two-sided structure which is a later addition, as illustrated in the below photos.





Parking and amenity space will be provided as indicated on the proposed site layout as shown below.



Extract taken from drawing number; 22003-05 (Block Plans)

### **3.2 Policy Context**

Clare's Barn Farm is located within the jurisdiction of Hinkley & Bosworth Borough Council.

This application will be considered in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Class Q – Agricultural building to dwellinghouses. Therefore, this application will not have to comply with local planning policy and design guidance however steps have been taken to ensure the application has been prepared considering national and regional planning guidance provided in the form of Planning Policy Statements (PPS).

## **4.0 DESIGN AND LAYOUT**

### **4.1**

Overall, in accordance with Policy, the applicant aims to achieve a high standard of conversion, improving the general appearance and character of the site and prevent this beautiful building falling into disrepair. The following considerations have therefore been taken into account.

### **4.2**

The design and conversion have been sensitively detailed to adhere to the Councils Local Plan and planning policy Class Q – Agricultural Buildings to dwelling houses, so that the conversion retains and respects the character and physical nature of the barn and the surrounding environment and all attractive features of the building have been retained.

### **4.3**

The footprint of the barn is to be retained to its current size of 139.25sqM. The external facades of the barn are to be retained and improved upon by means of repointing the mortar and all existing opening have been retained and new glazing is proposed in each opening in order to ensure the required natural light within each room is achieved. This has been done with the applicants needs in mind. Thus, enhancing and improving the original character of the barn.

**4.4** All the materials used will be locally sourced and in keeping, with a major emphasis placed on the use of the original fabric of the barn and the harmonious blending in of any new works.

**4.5** The work to the interior will retain as much of the open layout of the original space as possible, to make best use of the limited source of natural light openings. The overall conversion will include a sufficient living and kitchen area, as well as bathrooms and bedrooms by the provision of extending the first floor, as part of the conversion.

**4.6** All doors and windows are to be situated in existing openings. One additional opening has been proposed on the ground floor which is located within the proposed kitchen. This window is necessary to provide natural light into this room. The window has been shown to be in keeping with the existing vernacular and proportions. In addition, roof windows have been proposed to allow natural light to be provided into each room on the first floor. These roof lights will be conservation roof windows which are traditional black conservation style on the outside so that they blend into the roof line.

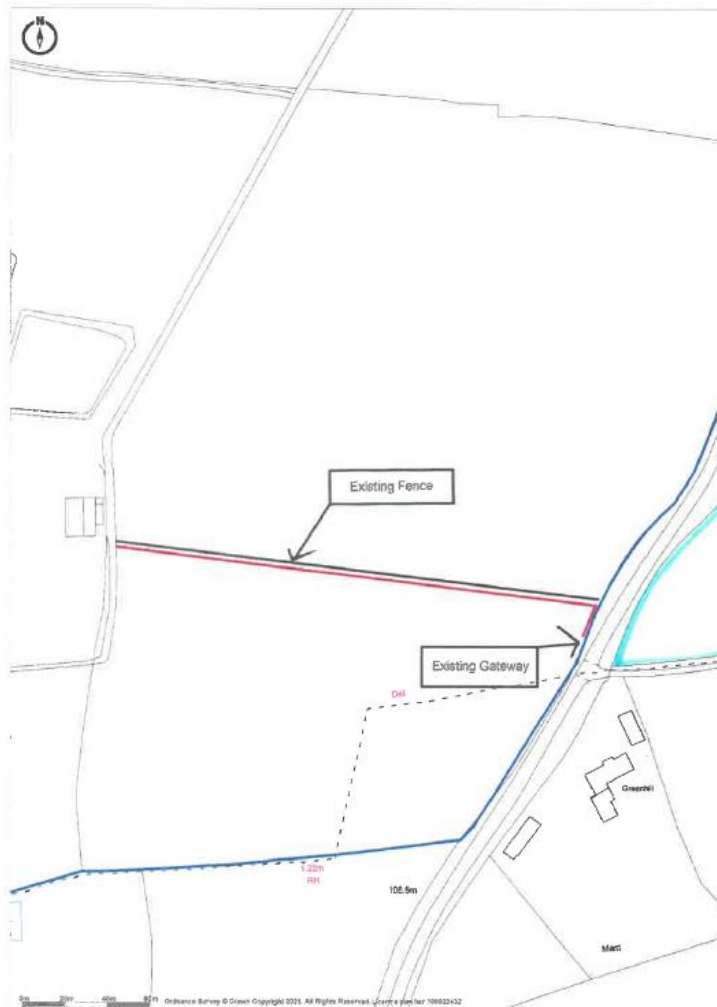
**4.7** There is a new curtilage proposed as part of this conversion. However, this will be done simply and boundary treatments will reflect the rural character of the building and the existing boundary treatments. It will remain open and uncluttered, but suitable to contain cattle as the surrounding fields will still be used for farming. The new curtilage will provide adequate room for amenity space, turning and parking of vehicles.

**4.8** The site has been assessed with design in mind, and so a comprehensive scheme has been devised in the interests of the applicants and the appropriateness of the conversion. Matters of scale, design and layout have been tailored to be in keeping with the existing barn and its surrounding area.

## 5.0 ACCESS

### 5.1

Vehicular and pedestrian access to the site is to be taken from the existing public highway via a new farm track which is soon to be constructed in accordance with planning permission ref; 21/00772/FUL. Shown on the below plan.



### 5.2

The existing track to the farmhouse will be retained for agricultural use.

## **6.0 LANDSCAPING**

### **6.1**

There is a new garden area to be created as part of this proposal; however, this will not require any heavy landscaping works.

### **6.2**

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of policy regarding environment.

## **Appendix A**

In addition to field labelled No.12 which is the application boundary. All fields highlighted yellow are in The Hughes' Ownership.

