Design & Access Statement



Mr Clarke

Hallcroft Farm
Main Street
Stanton Under Bardon
Markfield
Leicestershire

Stage 1 · Assessment

Site Context ...

The site is accessed off Main Street in Stanton Under Bardon and is located opposite the Thatched Inn public house. This site consists of the main house, and several outbuildings located around a central courtyard.



Stage 2 · Involvement

The building has been located at the rear of the existing courtyard to create a north west boundary, with access to the north side.

Stage 3 · Evaluation

When evaluating the proposal the issues raised in Stages 1 & 2 have been carefully considered. The design should look at the site topography, access and relationship to the existing surrounding buildings.

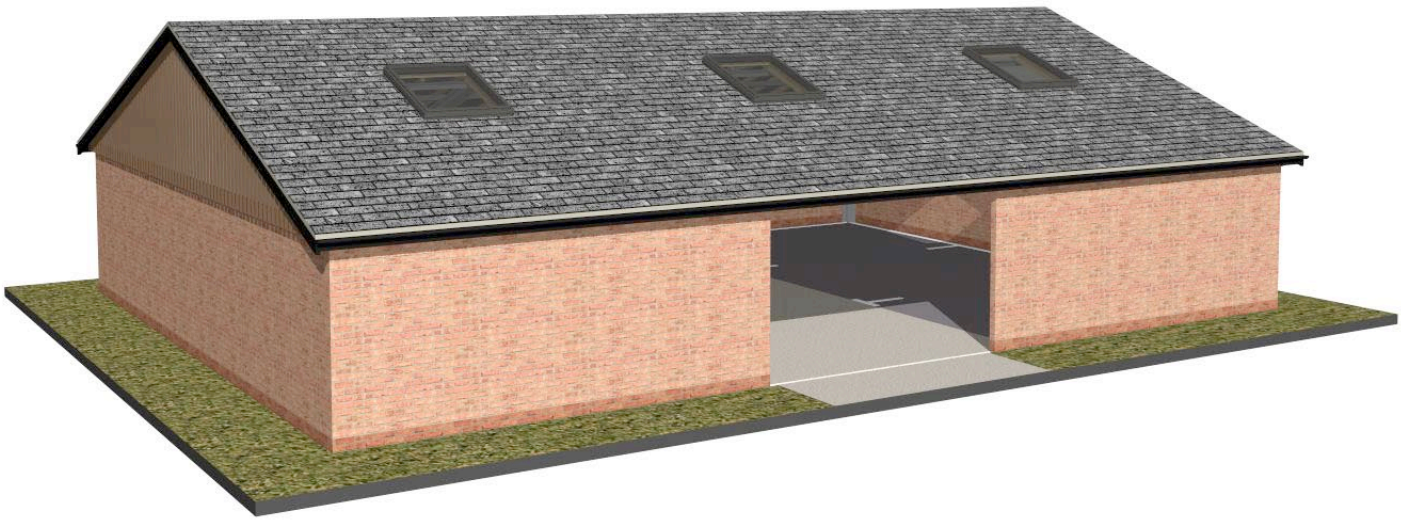
Stage 4 · **Design**

The design will be developed on the basis of the previously stated assessment, involvement and evaluation. The scale and massing should be in keeping with the existing buildings and in character to fit in with the local environment.

Stage 5 · **The Design Component**

The design principles have been based on the following points …

- The proposed change of use fits in with the context of the existing surrounding buildings.
- The floor space created is proportionate to the existing buildings and site area.
- The design has been developed to minimize its impact on the surrounding area,
- The scale of the proposed building is very much in keeping with the surrounding buildings.
- The appearance of the proposed structure is very much in keeping with the local area.



Stage 6 · **Access**

Both pedestrian and vehicular access will be via the existing courtyard, which itself is accessed off Main Street.