

M.R.I.C.S
CHARTERED SURVEYOR

DESIGN AND ACCESS STATEMENT

Proposed Conversion of Farm Buildings to One Dwelling at New Parks Farm, Stapleton Lane, Kirkby Mallory.

Assessment

The site lies in a rural location as part of a farm complex. The subject of this application are two of the farm outbuildings.

The buildings are considered redundant as they no longer used as a dairy or for other agricultural uses. It is some years since any repair work was carried out on the buildings, and they would benefit from some attention.

Involvement

The proposal has taken into account the Hinckley and Bosworth District Local Plan with reference to the policy for Re-use and Adaptation of Rural Buildings.

An Ecological Report and an appraisal from a Structural Engineer, also accompany the application.

Evaluation

The owner of the farm wishes to maximise his assets during this period of economic downturn and this includes the change of use to these barns.

The Structural Survey indicates that although the buildings have not been maintained for some years they are structurally sound and capable of conversion without any significant rebuilding.

The Ecological Report concludes that a proposed scheme to convert the buildings is not a perceived risk to protected species.

Bramble Farm, Naunton
Near Upton-Upon-Severn
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Design

There proposed conversion scheme will involve little change to the overall format of the buildings and is believed it will maintain their character and appearance within the local rural setting. New windows and doors are generally to be placed within existing wall openings, and traditional materials are proposed which will be consistent with those on the existing buildings.

There are a number of modern extensions to these buildings, which are to be demolished as part of the conversion scheme. They are not in keeping with the original farm buildings and do not offer any architectural merit.

Owing to the proximity and potential for overlooking, the smaller of the two buildings (Barn B) is proposed as an annexe to the main building (Barn A).

Landscaping

The boundaries for the proposed dwelling are as shown on the accompanying drawings (Drawing No. 3187s2). Simple post and a rail fencing is proposed along the appropriate boundaries with fresh shrub planting.

Access

Access to the converted buildings will be off Stapleton Lane as shown on the accompanying drawings (Drawing No. 3187s).

NIGEL J. TEALE

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