

DESIGN AND ACCESS STATEMENT

APPLICATION FOR A PROPOSED CONVERSION OF EXISTING BARN TO RESIDENTIAL DWELLING

**Little Mulberry Farm
Upton Lane
Stoke Golding
CV13 6EU**



Prepared by LiteBox Architecture

1st May 2024

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Please note: The comments and statements made in this statement are for the purposes of an application for an agricultural building at Little Mulberry Farm only. This statement must not be reproduced in full or in part without the permission of Litebox Architecture. The statements made must read in the context of the whole report and justification.

1.0 Introduction:

Property Type:

Agricultural land, Small holding, growing agricultural and arable land farming.

Location:

Little Mulberry Farm, Upton Lane, Stoke Golding CV13 6EU

Instruction:

Instruction received by Mr P Morris, via email, terms confirmed in writing for LiteBox Architecture to prepare planning submission and reports

Date of visit to property:

Wednesday 12th April 2024

Date of Report:

Wednesday 1st May 2024

Requirement:

This planning, design, and access statement outlines the proposed conversion of an existing steel barn into a residential dwelling, located at Little Mulberry Farm. The conversion aims to preserve the character and heritage of the existing structure while providing a functional and sustainable living space for our client.

Qualifications:

The property was visited, and the report compiled, by Mr Paul Lyon MCIAT being a Chartered Architectural Technologist and Member of the Chartered Institute of Architectural Technologists (CIAT).

2.0 Report Summary:

The existing barn has already been granted approval for conversion to C3 residential dwelling on 05/12/2023 23/01180/P3CQ

The current proposal is identical to that for which prior notification approval was provided other than the provision of a flue for a wood burner and solar PV panel on the roof and to extend the residential curtilage in order to provide appropriate amenity space for the occupants of the dwelling. Such additions cannot be undertaken through the prior notification route, therefore we are submitting this full planning application in order to seek approval for these aspects of the proposal.

3.0 Location:

The existing barn is situated within over 5 hectares of land adjacent to the Upton Lane in Stoke Golding. The site is located on the outskirts of the village of Stoke Golding in a rural village with residential properties and surrounding farms.



Location of Land Little Mulberry Farm

4.0 Existing Barn Building

Existing:

A two storey steel barn is constructed from a steel frame cladded with corrugated cement based sheets. Attached to the rear of the barn is a single storey brick buildings.

Hardstanding:

Existing hard standing located to the front of the barn area directly accessible of the main access road.

5.0 Design

The proposed conversion of the existing barn will retain the existing structure and cladding, using the existing openings. The front open face of the barn will be constructed with curtain wall glazing to utilise the existing opening and allow natural daylight. The structural of the barn has been assessed by a structural engineer and is adequate to convert to a dwelling in the existing condition.

The design of the barn will remain as per the approved prior approval 23/01180/P3CQ 05/12/2023 under Class Q. Our design approach focuses on sympathetic restoration and adaptive reuse of the existing barn structure. The conversion will retain and enhance the historic character of the building while introducing contemporary elements to meet modern living standards.

6.0 Sustainability

Sustainability is a key consideration in our design approach. The conversion will incorporate energy-efficient measures such as solar PV panels and log burning stove. The fabric of the building will include internal insulation upgrades, high-performance glazing, and the use of renewable energy sources where feasible. Additionally, landscaping and site management strategies will aim to minimize environmental impact and enhance biodiversity.

7.0 Access and Parking

Access to the converted barn will be provided via the existing entrance off Upton Lane to a private gated entrance. Adequate parking facilities have been incorporated into the design as per the existing approved prior approval and associated design drawings. This will ensure that the development complies with local planning regulations and minimizes any potential impact on neighbouring properties.

8.0 Community Benefits

The conversion of the barn into a residential dwelling will bring a vacant building back into use, contributing positively to the local community. The development will also support rural regeneration efforts for Stoke Golding, providing additional housing stock within the area.

9.0 Conclusion

In conclusion, the proposed conversion of the barn represents a sensitive and sustainable approach to development within a rural context. The design respects the heritage of the existing structure while meeting the needs of modern living. We believe that the proposal aligns with relevant planning policies and will make a positive contribution to the local area. The current proposal is identical to that for which prior notification approval was provided other than the provision of a flue for a wood burner and solar PV panel on the roof. Such additions cannot be undertaken through the prior notification route, therefore we are submitting this full planning application in order to seek approval for these aspects of the proposal.