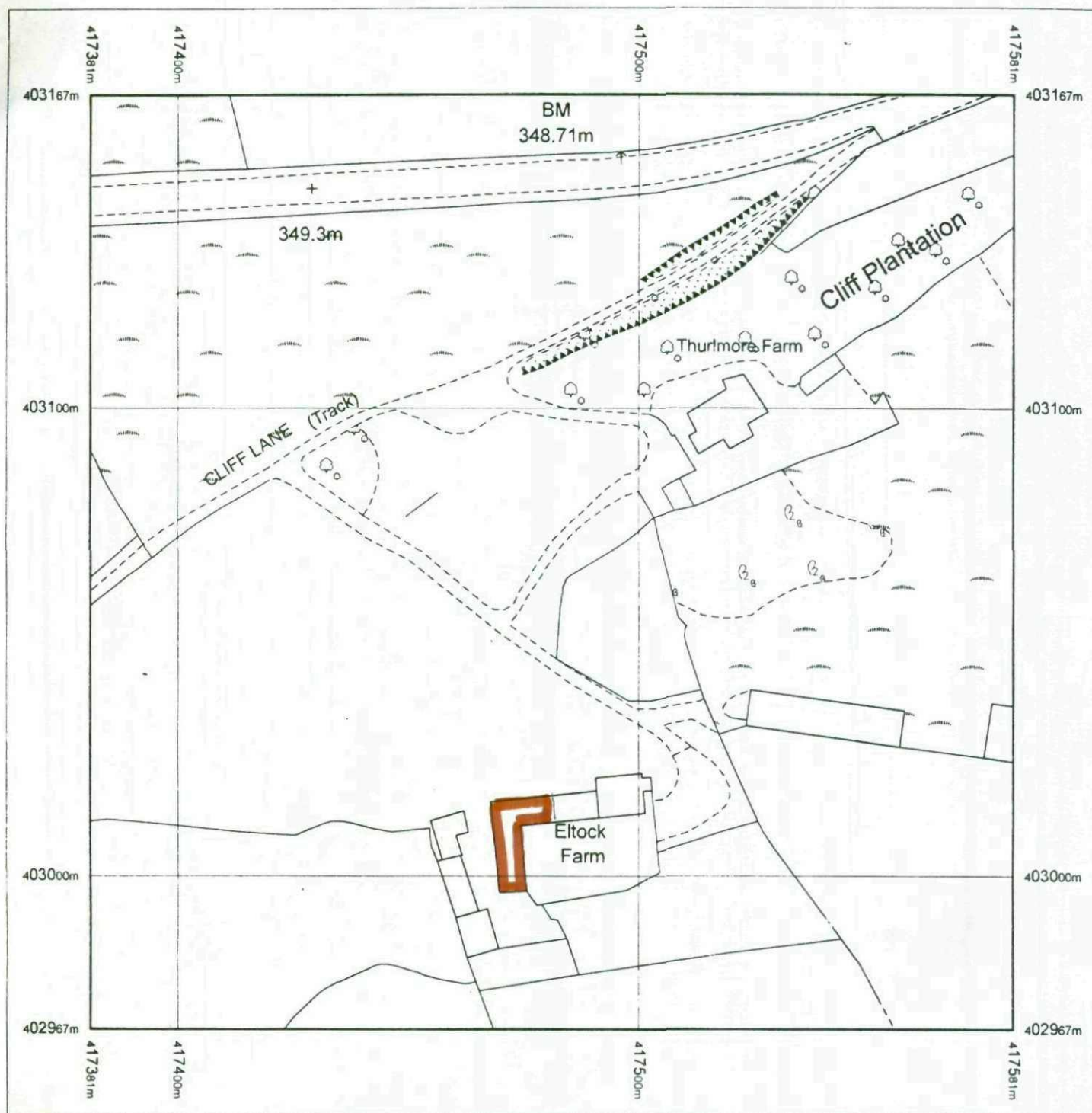




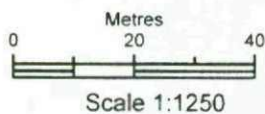
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BARN AT ELTOCK FARM **DESIGN AND ACCESS STATEMENT**

1. Proposal.

The proposal is for the conversion of a disused and redundant agricultural barn for residential use. The barn forms one element in a linked group of existing farm buildings which are all in residential use and which have been the subject of approvals for extensions. The applicant is a family member of the owners of the other buildings and requires his own domestic accommodation and office work space as part of the family farming and engineering business.

2. Design.

- I. The barn is structurally sound but in poor visual condition. It effectively creates an enclosure to the bulk of existing buildings which are in family residential use. The conversion has been designed to conform to BMBC SPG6
- II. It is not proposed to extend the building and the bulk of existing openings are retained and re-used to light the internal spaces.
- III. The building internal levels are formed by the naturally cascading levels of the barn as it falls to the south.
- IV. Where Existing Openings to the barn are not fully glazed, particularly to the East elevation they are in-filled with stained timber to visually maintain the historic architectural form of the barn. Where stone infill is used these areas will match existing masonry.
- V. The only major new opening is created in the south facing wall to light the main living area and take advantage of an attractive aspect. It is formed in a traditional arched form common to the area in barn buildings.
- VI. The use of the redundant barn will introduce a new appropriate use to a building which is falling into neglect. There will be no affect on the openness of the Green Belt and no adverse affect on the residential amenity of the existing family accommodation. The rural economy will benefit from living and working accommodation being extended for family use.

3. Access

Access to the building will remain unaltered as all the buildings share a common access and car parking space.