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DESIGN & ACCESS STATEMENT
(To be read in conjunction with submitted Plans)

Site:	The site is an open area of grassed land within the existing small-holding within the grounds of Bird Farm, Bird Lane, Thurgoland S36 8YD.
Proposal:	To construct a new-build dormer bungalow from which to run the small-holding.
Scale:	The domestic site is/will be less than 0.1 hectares.
Floor Space:	The combined domestic occupied floor space will be of the order of 150 square metres.
Access To Site:	Access to the site already exists via a wide splay off Bird Lane. The owner already has access to the site. The garden curtilage will be protected by dry stone walls and metal gates, or as approved.
Development of design:	The building will be constructed of traditional brick walls under slate roof materials to match or blend with the existing buildings. The adjacent structures are a mixture of rendered pebble dash and brick walls under a mixture of green concrete pantiles and slate roofing materials. Siting of the structure is adjacent to and facing the existing road access. This allows for security considerations with regard to site access and also locates the animals to the rear of the proposed dwelling for animal welfare considerations. The scale of the dwelling will lend itself to re-use and adaptation within the green belt (Policy GS8A). The building will be appropriate to the Local Area (Policy GS8) Planning Policy Statement 7 – sustainable development within rural areas, and is not away from existing settlements. The site is also occupied by other farm buildings which may in the future fall into disrepair. The proposals will not detract from the existing character and diversity of the landscape.

Demolition: An existing poultry shed opposite the proposed building can be taken back to a reasonable distance from the development to allow separation and amenity and to help define the domestic curtilage . It will also enhance the aesthetic outlook for design considerations.

Services: The foul sewage will be connected to a Klargester biodisc domestic sewerage treatment plant. Electricity is already on site.

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