

Design & Access Statement

Orangery, Little Doubting Farm

Access

There are no implications for access to this minor extension and no traffic issues are raised.

Purpose of the Orangery

The small extension will be used to display and grow decorative house plants and herbs for use in the kitchen. The barn conversion was designed to utilise mainly (restricted) openings and the owners would appreciate a small additional sunny space for breakfast meals and some evening use. It would also provide overlooking of the main entrance to the property to improve security whilst having negligible impact on the bulk of the mainly two storey building.

Design

The orangery is designed as a traditional off-shoot of the main barn similar to the extension off-shoots but slightly smaller in height. It is set into the ground in comparison to the main road level and partly screened by existing planting.

Materials

The building will be in natural stone to match the existing walls and roof.

Conclusion

The minor extension will add significantly to the amenity of the dwelling and security of the farmer's egg and deer business in line with "security by design" standards. It will *have no significant impact in the location and be totally secondary to the main conversion already agreed.*