

architecturaldrawingsLtd.

ADDITIONAL INFORMATION.

Project: Proposed development of 5 no Houses in existing disused farm buildings. 3no no larger than 465 sqm each and two no larger than 100 sqm.

Date: July 2018.

This statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Description

The proposal is to reuse the existing disused farm buildings at Lower Eastfield farm as residential units. The farm land is to be amalgamated into a larger farming operation. The buildings on site are no longer required for agricultural use.

The buildings comprise of a mix of a traditional stone barn with an open cart shed/store and an attached milking parlour No's 1,2 & 3 below. There are two portal framed buildings on site no's 4 & 6 on the plan below.

Current legislation allows for upto 5 units with 3 being upto 465sqm and 2 being no larger than 100sqm giving a total area of 1595sqm.

The proposal is to include all the existing buildings on site totalling 1472sqm



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| 1 | 231 SQM (462 AS TWO STOREY) STONE BARN |
| 2 | 74.1SQM STONE OPEN FRONTED STORE |
| 3 | 110.3SM MILKING PARLOUR |
| 4 | 515.28SQM PORTAL FRAME AGRICULTURAL BUILDING |
| 5 | 50SQM STONE STORE |
| 6 | 261SQM TIMBER FRAMED BARN |
| 7 | EXISTING FARM HOUSE |
| 8 | EXISTING STORAGE |
| 9 | COMMUNAL GARDEN AREA |
| 10 | COURTYARD |

Transport and Highways Impact

Access and driveways to the proposed building are existing entrances onto Eastfield Lane. It is not proposed to add any additional entrances to the highway.

Lower Eastfield farm has a substantial existing concrete surfaced courtyard. It is proposed that this will form parking for the proposed dwellings. There is no proposal for parking facilities along Eastfield Lane

Noise Impact of the Site

The site is adjacent to Eastfield Lane. Eastfield Lane has a small amount of local traffic and is unlikely to have any detrimental effect on the proposed dwellings.

Eastfield farm is a considerable distance from its neighbours. The surrounding land is majority farm land as such has a low noise impact on the development.

Flood Risk

The site is in a low risk flood area. A report has been included with this application.

Alterations to existing buildings.

It is proposed that the stone barn and attached buildings would have minimal new openings to required for conversion and that the final scheme would retain the essence and style of the existing buildings.

The portal framed buildings would be re-skinned with stonework or high quality timber framework to meet current Building Regulations.

It is not proposed to increase the floor areas or height of any buildings within the site.

Conversion of the buildings to dwellings would be in line with the Planning Guidance issued by BMBC Planning Department.

Contamination Risks on site

The site has not been subject to uses associated with contamination risks.

As agricultural buildings they have been used primarily for livestock and associated materials.

Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

A number of properties along Eastfield Lane which used to be agricultural have been converted to residential dwellings. The current methods of agricultural practices has led to these buildings being surplus to requirements and no longer functional as their intended purpose.

Conversion of this building will not affect the surrounding farm land by bisecting the land or interfering with other agricultural operations.

As such the property should be considered desirable for dwelling houses.