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DESIGN & ACCESS STATEMENT

(To be read in conjunction with submitted Plans)

- Site: The structure is a redundant agricultural shed within the grounds of Bird Farm, Bird Lane, Thurgoland S36 8YD.
- Proposal: To convert the redundant structure into a dwelling.
- 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 100 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.
- Development of Design : The building is a steel framed agricultural structure with blockwork infill panels. The proposal is to provide an external rendered blockwork skin with stone quoins. Internal floors at first floor level will be timber.

The scale of the dwelling will follow the present walled areas which lends 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 redundant farm buildings which may in the future fall into disrepair. The proposals will not detract from the existing character and diversity of the landscape.

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

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