Design & Access Statement

Access

Access to the barn exists from Green Moor Road and serves a small number of houses and agricultural structures. Ample informal parking space is present on site and all vehicles can leave in forward gear.

Principle of proposal

A very small barn and associated structure is currently used to accommodate farm dogs. The building is to be converted to a single dwelling

Design

The building requires a new insulated floor and insulated walls and roof. The proposal allows for the creation of a first floor (without any significant change to the overall height and bulk of the building) by reducing the ground floor level slightly to increase head height.

The existing dilapidated dog housing, fencing and ground structures will be cleared from the eastern edge of the building. This area was originally a lean-to structure. The major element of wall exists and will be incorporated into the proposed small porch and bathroom which will improve the overall appearance of the building. Very few new openings are required and existing openings will be maintained in use or repositioned in the same wall areas.

The materials will match the existing structure.

A large steel corn hopper no longer required to the immediate west of the building will be removed reducing Green Belt impact of the extraneous structures.

Summary

An unwanted barn will produce an attractive small dwelling grouped with existing properties and agricultural buildings in line with the objectives of the G.D.O. 1995 and with overall reduced Green Belt impact and higher visual amenity.