

Design & Access Statement

Little Doubting Farm

1. **Purpose of Development.** To provide a permanent agricultural dwelling based on conversion of an existing building. The dwelling is essential to provide 24 hour security and supervision for agricultural activity at Little Doubting Farm.
2. **Existing Buildings.** The existing building is in natural stone with a variety of spaces internally currently designed as tack rooms, food stores, stables and holding area. The building is in sound structural condition with a new roof.
3. **Building Design.** The physical height, mass and spatial organization externally will be unaltered. The floor level of the current stable and holding area will be lowered by 4.50mm to give necessary clearance at ground floor. The other 2 main elements are already at this reduced level

All existing openings are re-used and glazed. Openings to the current tack room area (Eastern elevation) are partly walled up in matching stone to create Domestic windows to the family room. Windows to the West are retained but lowered to relate to the new internal floor levels.

Some few new windows are added to the first floor level to serve the bedroom level. The bathroom and staircase are lit by small roof lights.

All existing architectural features are retained externally.

4. **Green Belt.** There will be no new encroachment in the Green Belt as externally the volume of the building is identical to the current building and is sited in its current position.
5. **Access.** Access is taken from Hartcliffe Hill Road into a drive already previously approved. Ample car parking exists on service areas associated with the farm.