

Proposed Barn Conversion

Orchard House,

Newton Arlosh.

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 This proposal is to convert a former agricultural building to provide a domestic living unit in as part of the former farm complex identified as Orchard House, situated within the village of Newton Arlosh.

1.2. The building is of traditional construction with stone/ brick walls, under a natural slate roof.

1.3 The building is in good condition and is considered capable of withstanding the works necessary to provide the domestic living accommodation.

2.0 The Proposal.

2.1 The existing arrangement of the building and the proposals are illustrated on the drawings attached to the application.

2.2. Generally, the existing floor area of the building is sufficient to provide an acceptable living space in accordance with the space standards included within legislation.

2.3 The proposed design has taken account of the existing openings which have been incorporated/ repurposed as necessary.

2.4 The proposal will enhance the fenestration, It will improve the general appearance of the building and ensure its longevity.

3.0 Access

3.1 There is no requirement for a new access. The site is accessed directly off the public highway at the existing access to the site which has good visibility.

3.2 It is not considered that traffic movements will increase significantly due to the proposal to warrant any improvements to the existing access.

3.3 Disabled access has been taken into account within the design and provision has been proposed for two parking spaces.