

Design and Access Statement.

Melkridge Farm (Barn 3).

References Approved planning application 2007/0806

Approved planning application 15/00153FUL

NOTE.

This application relates to the proposed construction of a detached workshop with garage at Melkridge Farm, Melkridge, NE490LT.

Ordinarily the matter would be dealt with by way of permitted development as the proposed building falls within the guidelines.

However, planning permission for the conversion of redundant barns into dwellings at Melkridge Farm was granted in 2007 (2007/0806). Condition 9, subsection (e) required that despite permitted development rights, no building could be constructed within the curtilage of the dwellings without prior permission from the local planning authority.

Access to Barn 3 Melkridge Farm is via a private service road from the South of the property, as can be seen on Siteplan SC1. The road goes up an incline leading directly to Barn 3, shown on plan SC3 and marked as "3" in red.

It is at the top of this incline, just prior to arrival at Barn 3 that the proposed workshop Garage is to be sited, see location plan SC2. and SC3. (Site marked in red).

The lay of the land at the proposed site is such that there is a vertical bank at the top of the service road, South of Barn 3. This can be easily seen on the attached photograph contained within the application. SC4. (Shed can be seen in front of bank).

By building the workshop garage here, it will be possible to disguise the building within the landscape. It will not be visible from the East, the West or the North. The Architects drawings, MELK 21 01 demonstrate this clearly.

The bank on the west side will be grassed over, and the eastern side will be made up as continuation of the existing natural stone wall.

The view from the North of the building looking south will remain unaltered as the workshop garage sits in the natural leah of the bankside as seen in photo SC4 completely hidden from view.

All materials for the Workshop garage are to be in keeping with the existing buildings in the vicinity. The colour and materials of the garage doors and roof will match those used in Barn 3.

None of the buildings at Melkridge Farm are listed.

This proposal aims to achieve garging and storage improvement for the occupants of Barn 3 with the minimum impact on the landscape, with a design completely in keeping with the existing barn conversion.

Simon Cummins.
Melkridge Farm.