



**DESIGN, ACCESS AND PLANNING STATEMENT
IN RELATION TO
A TWO STOREY EXTENSION OF
KENWICK LODGE FARMHOUSE
KENWICK
ELLESMERE
SHROPSHIRE
SY12 0JQ**

JUNE 2021

1. Introduction

This statement supports a full planning application to provide an extension to Kenwick Lodge Farmhouse.

2. The purpose of the development

The applicants, Mr and Mrs Wrench, own and occupy Kenwick Lodge Farm which includes the principal farmhouse plus some traditional buildings, which have been converted to dwellings. The farmhouse and majority of the converted barns are let out on short term holiday lets. Whilst demand for the holiday lets is relatively strong there have been numerous comments from guests who say they would prefer there to be a communal space/games room. The holiday let accommodation allows large families/group to meet up, however, none of the barns have space large enough for a gathering of a large group. This application seeks approval for an extension to allow a games room on the ground floor and games room/meeting room on the first floor. This would allow greater flexibility for groups to meet, particularly during hot weather.

The proposed is to demolish an existing single storey structure and replace it with a two storey structure in keeping with the main house. The accompanying plans show the proposed accommodation. The proposed ground floor and first floor have the same footprint being 9.1 metres x 6.2 metres gross external. The existing structure is 9.1 metres in length. The width of the existing building is not adequate for the proposed games room/meeting room usage.

The facility will be used to serve all four of the holiday let barns with 18 bedrooms. We consider demolition of the existing very basic structure which is too small and replacement with a larger two storey structure in keeping with the main house is the optimum solution to meet the needs of the holiday let business.

3. Construction

The existing building is constructed of brick walls under a hipped fibre cement roof. The proposed construction will also be of hipped construction under a hipped slated roof.

4. Character of the building

Kenwick Lodge is a detached two storey dwelling being the original farmhouse. It is not a listed building. Plans accompanying the application have been drawn to reflect the style of the house and for the extension to be subservient, in that the ridge level of the roof will be lower than the house and the windows in the extension will be smaller.

Below are several photographs showing the various elevations of the existing structure and the main house itself. The existing structure is in poor condition. Demolition and replacement with a better quality and more useful structure will be an improvement.



Photograph 1 Existing west elevation



Photograph 2 East elevation



Photograph 3 West elevation of house.



Photograph 4 North elevation



Photograph 5 Rotten roof of existing structure

5. Access

There is an existing vehicular access to the property which is used by guests. The proposed development will not increase the number of vehicle movements.

6. Planning Policy

We consider the proposal complies with Core Strategy Policy CS5 and CS6. We consider the proposed extension is justified and appropriate in terms of scale and dimensions. We believe the proposed development is policy compliant, appropriate and justified. We invite Shropshire Council to support the application.

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