

Date October 2021

Our ref:  
Your ref:

**Removal of redundant modern agricultural barn  
(currently used as storage by occupiers  
of Lodge Farm) and erection of single storey dwelling at;**

**Lodge Farm, Chaddesley Corbett, Kidderminster, DY10 4QB**

## **Design and Access Statement**

**The proposed Site:** - Within the proposed site which is edged in red, there is a redundant modern agricultural barn which is to be demolished. This is set within the curtilage of the listed property of Lodge Farm, with adjacent land in the ownership of the applicant edged in blue. The total site area is: - 3,396.000 m<sup>2</sup>

**Planning history:** - Planning consent was granted on the 8<sup>th</sup> March 2002 (ref WF/0057/02) for the Change of use of part of the modern agricultural barn to private fitness suite.

**Siting:** - With the removal of the existing redundant modern agricultural barn, and the siting of the proposed dwelling, enables the heritage asset of St Cassian to be viewed from the grade II listed farmhouse and surrounding area.

**Proposed development:** - It is proposed to remove the redundant modern agricultural barn and erect a single-story dwelling. The proposed dwelling is to be of traditional construction having a facing brick exterior, with colour and texture sympathetic to surrounding domestic buildings. The roof finish to be of plain tiles, with a roof pitch of 32.5°

External windows and doors to be of timber construction (Accoya).

The construction to comply, or exceed where possible, current building control regulations.

Rainwater collection to be incorporated into the proposal, by use of 2.no 200L rainwater butts.  
Storm water drainage to be discharged of by means of new soakaways. Permeable block paving to paving areas, and permeable gravel dressed surface to driveways and parking areas.

As recommended by Focus Environmental Consultants, 2.no bat boxes are to be incorporated into the proposal as specified within their Preliminary Roost Assessment (copy of report submitted with application).

Two parking spaces provided as required by Highways department. Vehicles to enter and leave in forward gear. Cycle storage to be provided for use by occupiers. Storage shed, log store and concealed bin store to be provided for the property. Existing shared drive to remain, with new gate-head access to the site. New 5-bar farm gate to be provided as part of the proposal. New vehicle charging point to be provided to proposed development.

Level access is provided to all entry points of dwelling by means of 1:15 ramped paving. Minimum width of access paths to be 1.2m. Gated access is provided to existing public footpath which borders the site to the east. Existing footpath is unaffected by the proposal.

North of the site, has an existing 1.8m high brick wall with tile greaser header course. To the south-west of the site, is proposed a new 1.8m high brick wall with grease header course. Brickwork to match existing boundary walls in both colour and texture. South post and wire fence with hedge planting. To the east boundary, existing post and wire fence with Laurel hedge to remain. Existing redwood and lime trees to remain and are unaffected by proposal.

Internally the dwelling has been designed for a lifetime occupancy, having a full disabled bathroom, individual WC. and an en-suite facility off main bedroom. The study can double up as a carer's room should the need arise.

Level access throughout the dwelling with internal door min width of 838mm. Disabled bathroom min 1000mm.

## **Private Amenity Space**

**The proposed development:** - The site area of the proposed development is 527 m<sup>2</sup>. The private amenity space to the rear of the property is to be 120m<sup>2</sup>. To the west of the development will be a further amenity space 229.00 m<sup>2</sup> for parking etc. The proposed development would have a total of 349 m<sup>2</sup> amenity space.

**Lodge Farm:** - The occupiers of Lodge Farm would retain 2622.77 m<sup>2</sup> of amenity space, of which 1833.5 m<sup>2</sup> would be considered private amenity space together with ample parking space.

**Drainage:** - The main foul drainage system on the site is adequate for the proposed development. Storm water drainage connected to a new soakaway system.

**Water Supply:** - A new metered 32mm domestic water supply will be connected to the development.

**Electricity Supply:** - A new 240v underground electricity supply to the development is planned.

**Heating:** - Heating to the development will be by means of air-source heat pump.