

GUNNERTON FARM  
NORTHUMBERLAND  
Class Q

**DESIGN AND ACCESS STATEMENT**

MARCH 2022 - Revision P03

# 01

## INTRODUCTION & CONTEXT

## Context

### Site Location



This Design and Access Statement has been prepared in support of a Class Q application for the conversion of four barns at Demesne Farm, Gunnerton, Northumberland. The scheme will comprise of four three bedroomed homes and one four bedroomed unit.



## Context

### Site Photos



View 01



View 02



View 04



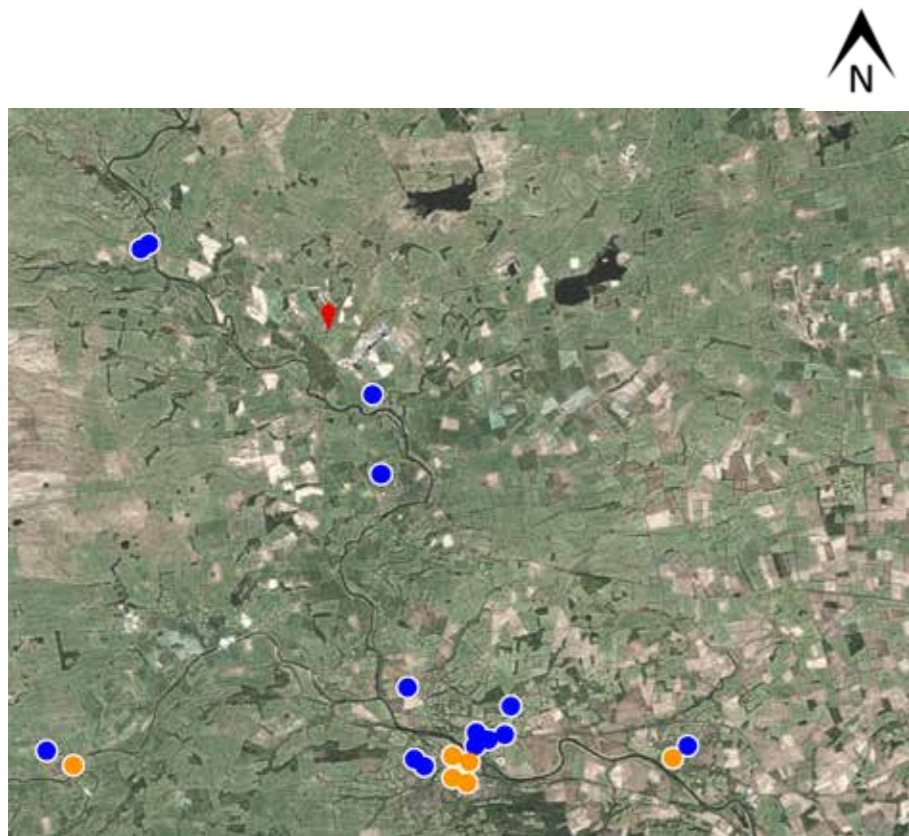
View 03







## Context

### Surrounding Amenity



#### Wider Amenity

-  Independent Grocers
-  Chain Supermarkets





#### Immediate Amenity

1. Southlands Farm Cottage
2. Parish of Chollerton
3. Post Office
4. Kennels



#### Public Transport

-  Bus Stop
-  Primary Access Road



## Context

### Orientation and Green Space



Orientation



Dominant Tree Canopy



Immediate External Green Space

02

USE



## CURRENT USE

### Gunnerton Farm

The site largely consists of a group of empty agricultural buildings within an existing agricultural holding.





03

AMOUNT

## AMOUNT

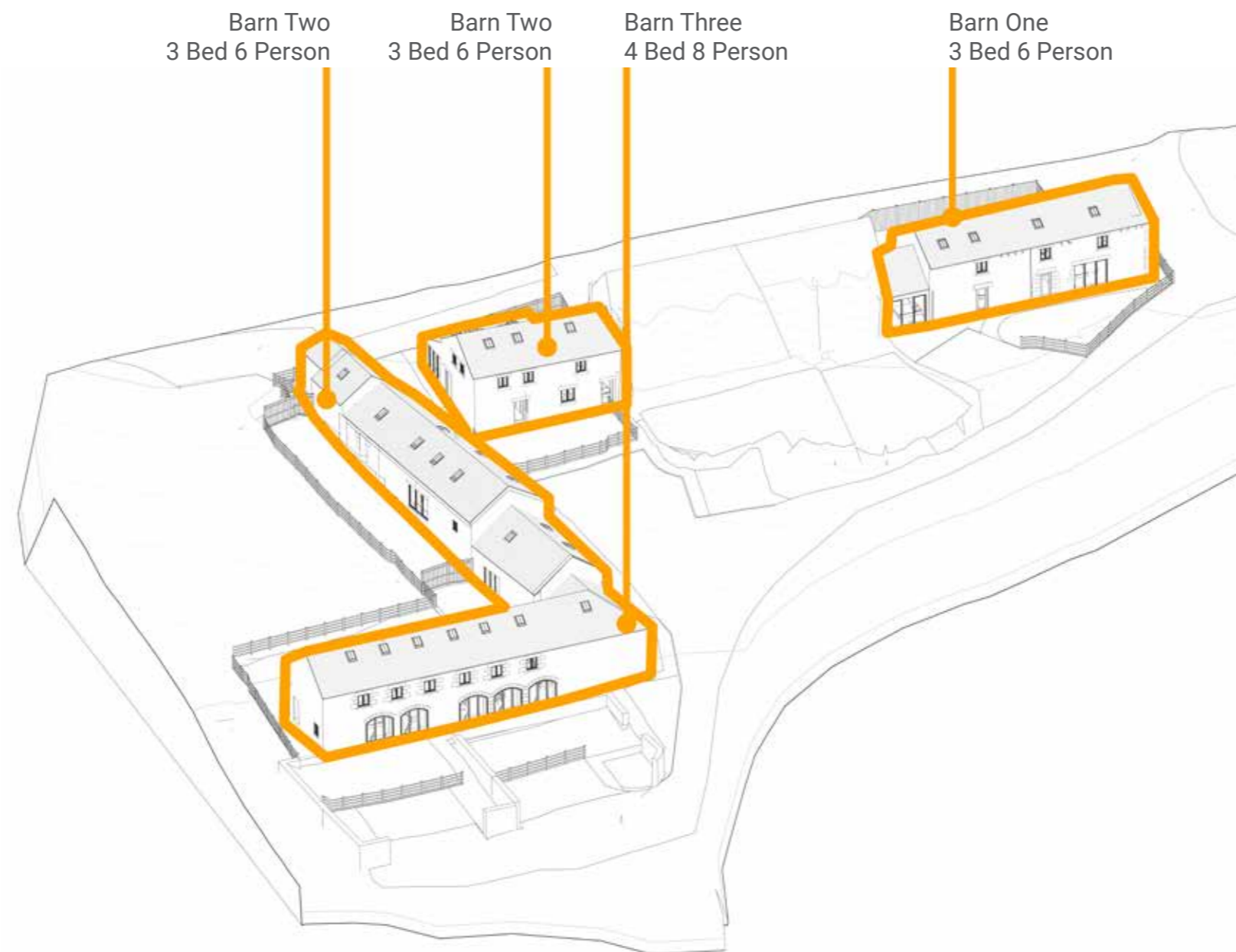
### Barns to be converted and retained

The proposals include four barns comprising of three and four bedrooms.

The areas associated with this development meet the criteria for a class Q application. Refer to details in the headley planning statement.

- Barn one: 137sqm
- Barn two: 115sqm
- Barn three: 211sqm
- Barn four: 93sqm

Application Boundary Area:  
3916sqm  
0.3916Ha



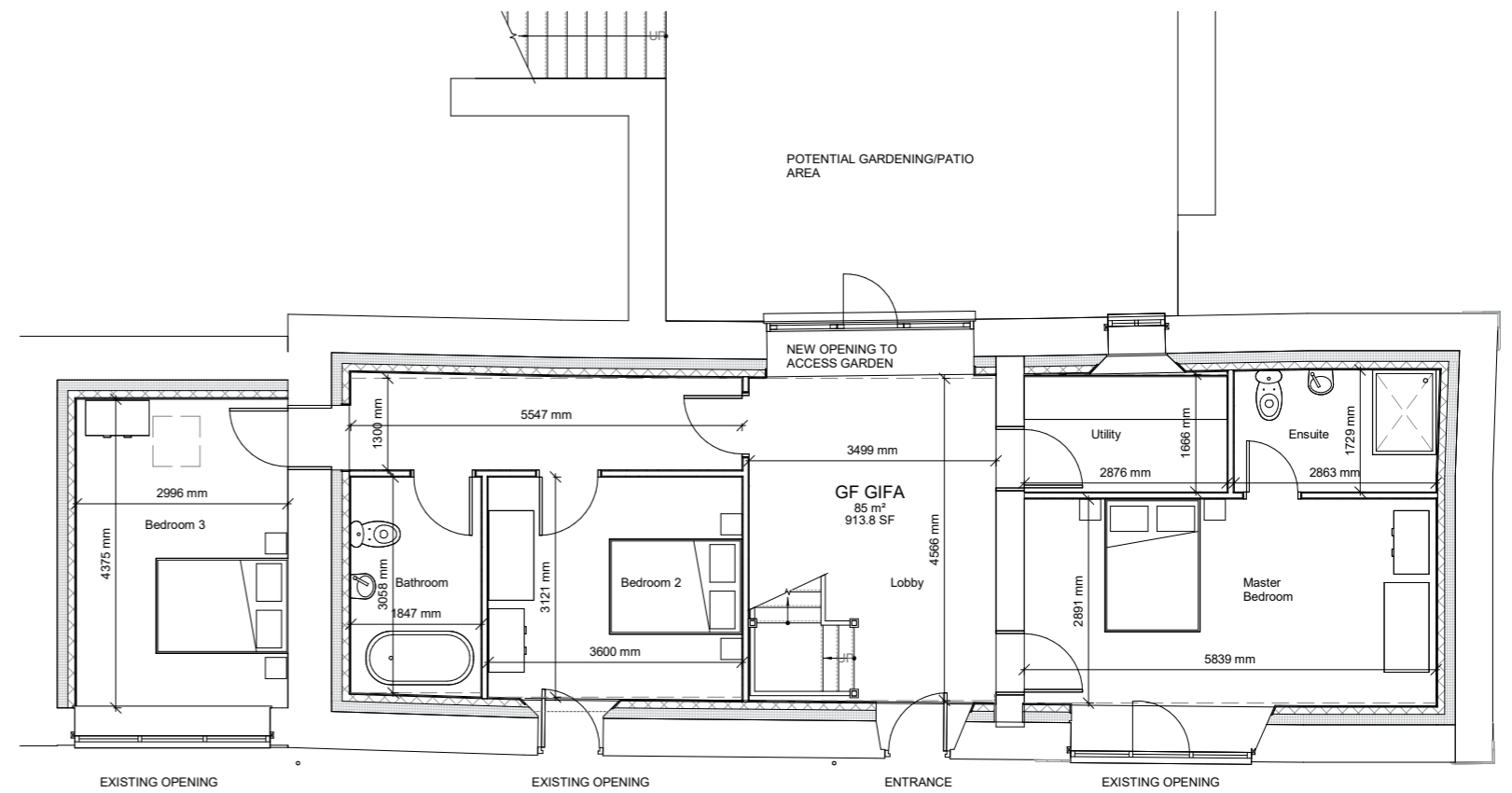
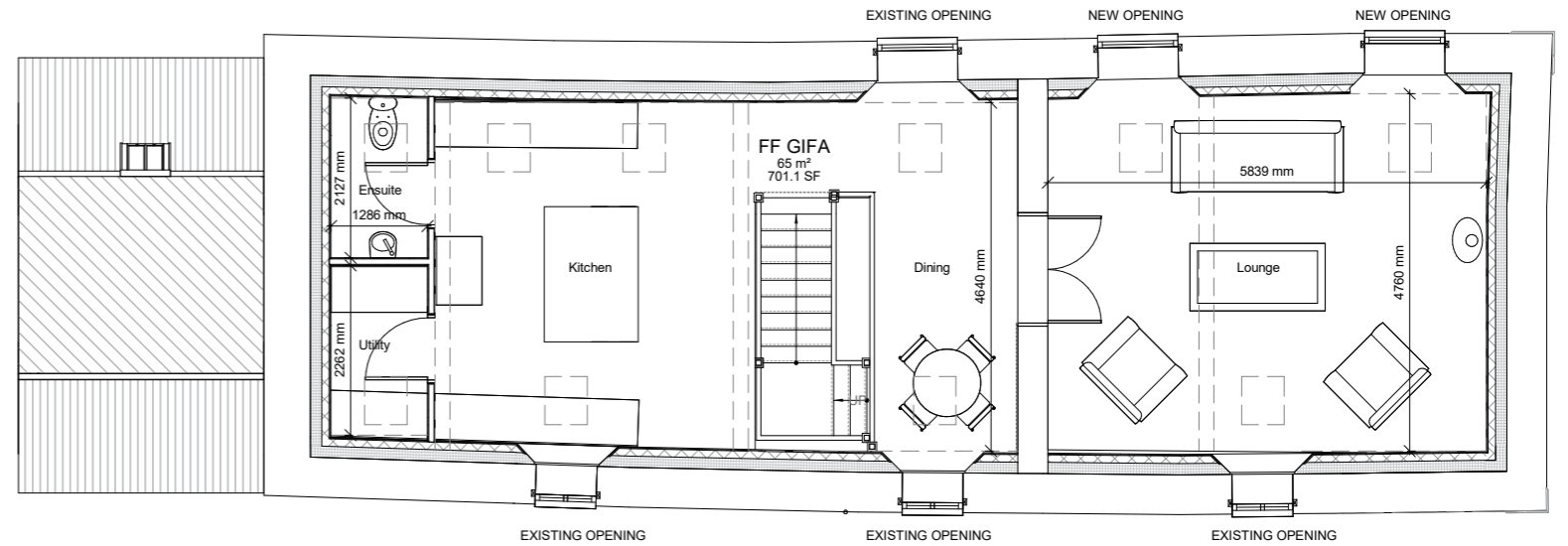


# 04

## LAYOUT

## LAYOUT

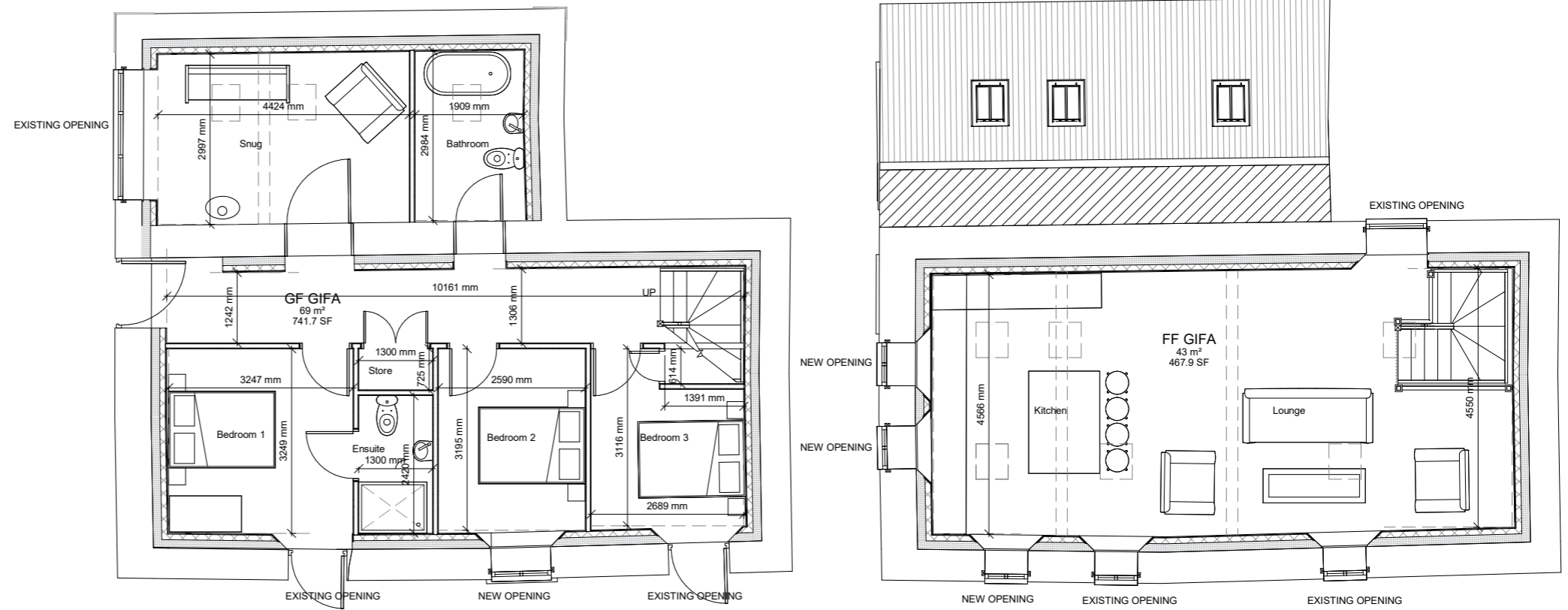
Barn One - 3 Bed Dwelling





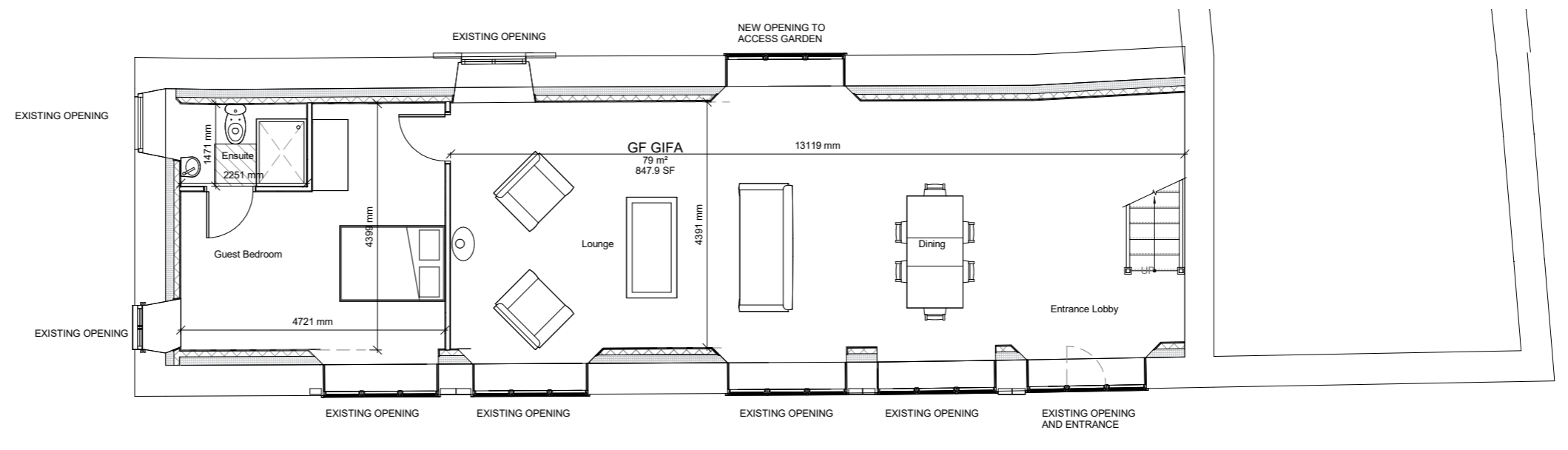
## LAYOUT

Barn Two - 3 Bed Dwelling



## LAYOUT

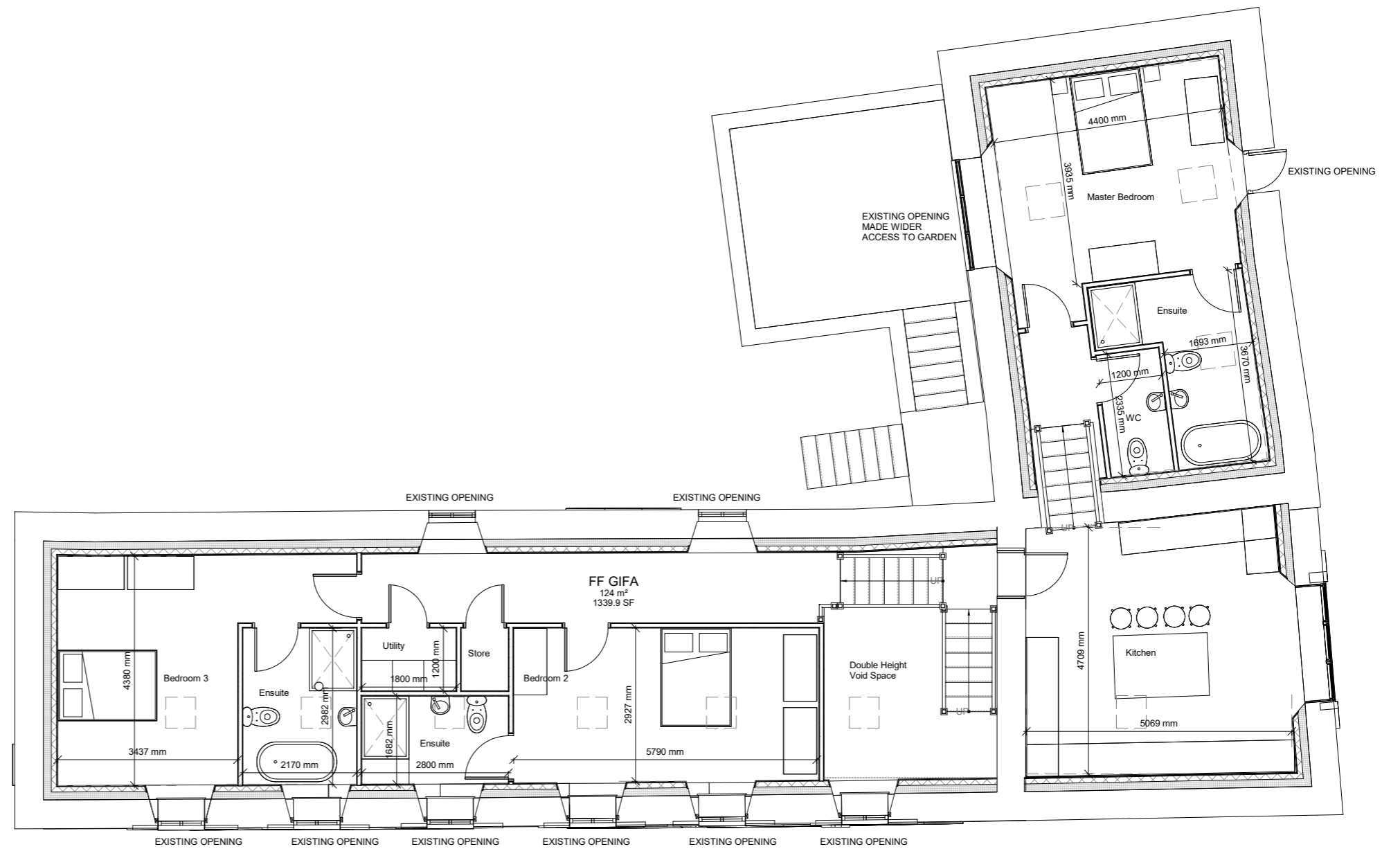
Barn Three - 4 Bed Dwelling





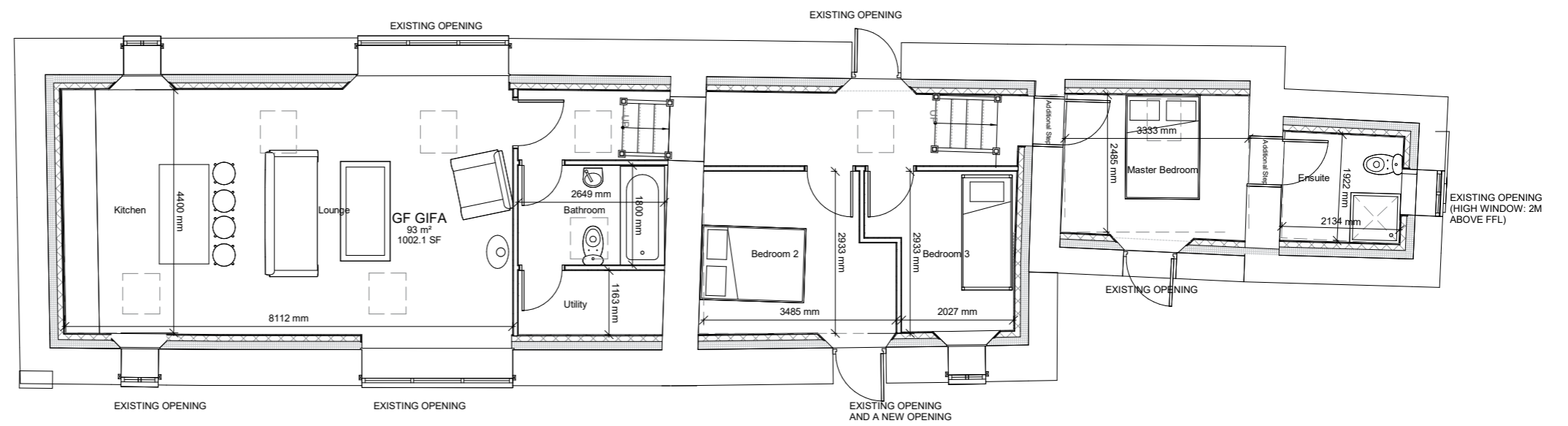
## LAYOUT

Barn Three - 4 Bed Dwelling



## LAYOUT

Barn Four - 3 Bed Dwelling



# 05

## SCALE



## SCALE

Maintaining Existing Scale - No Additions

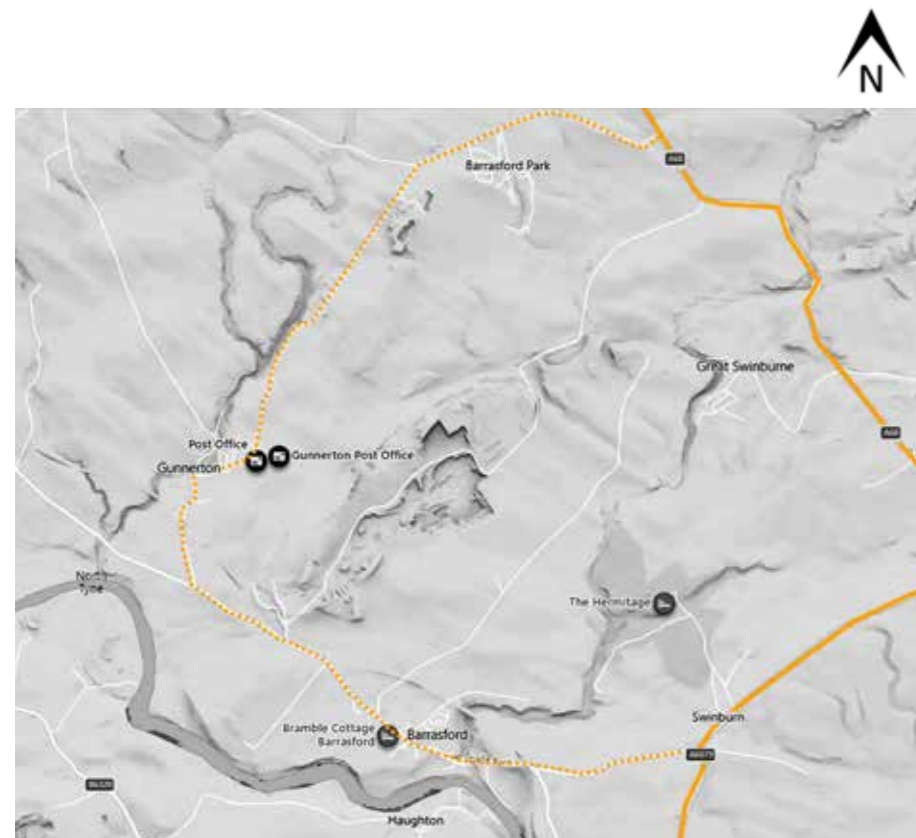


# 06

## ACCESS

## ACCESS

Wider Access





Wider Access

Connection To Primary Roads: A68, B6079 And B6342





Immediate Access

-  Pedestrian
-  Vehicular



Public Transport

-  Bus Stop
-  Primary Access Road






## ACCESS

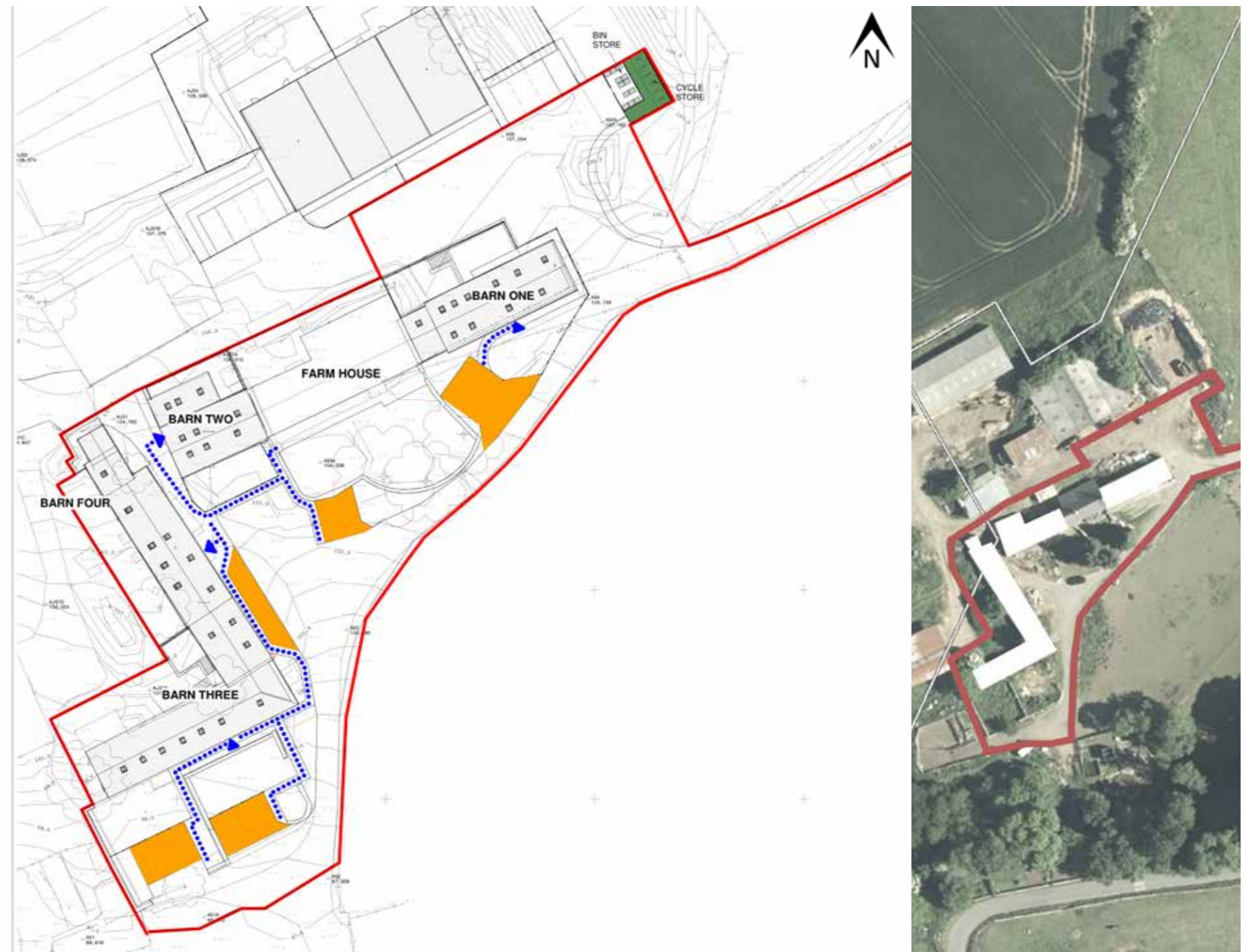
### Barn Entrances and Parking

The proposals include four barns comprising of three and four bedrooms.

Every barn has been allocated parking; barns 1, 2 and 4 have two parking spaces and barn 3 has three spaces.

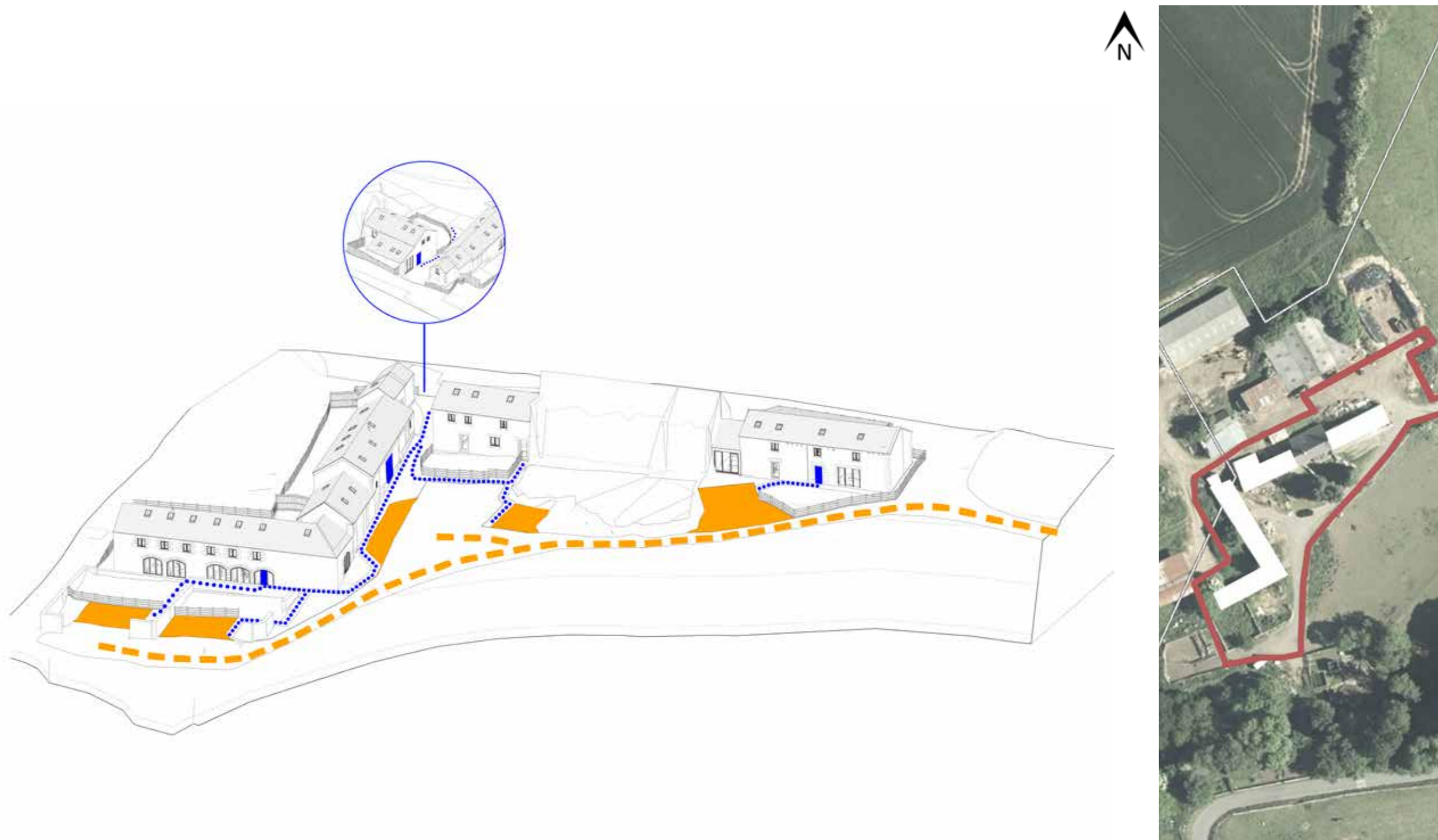
Cycle storage to the north east allows for one cycle hoop per barn. This includes two hoops for the neighbouring planning application (barns five and six).

-  Driveway
-  Entrance To Dwelling
-  Cycle Storage



## ACCESS

Barn Entrances and Parking





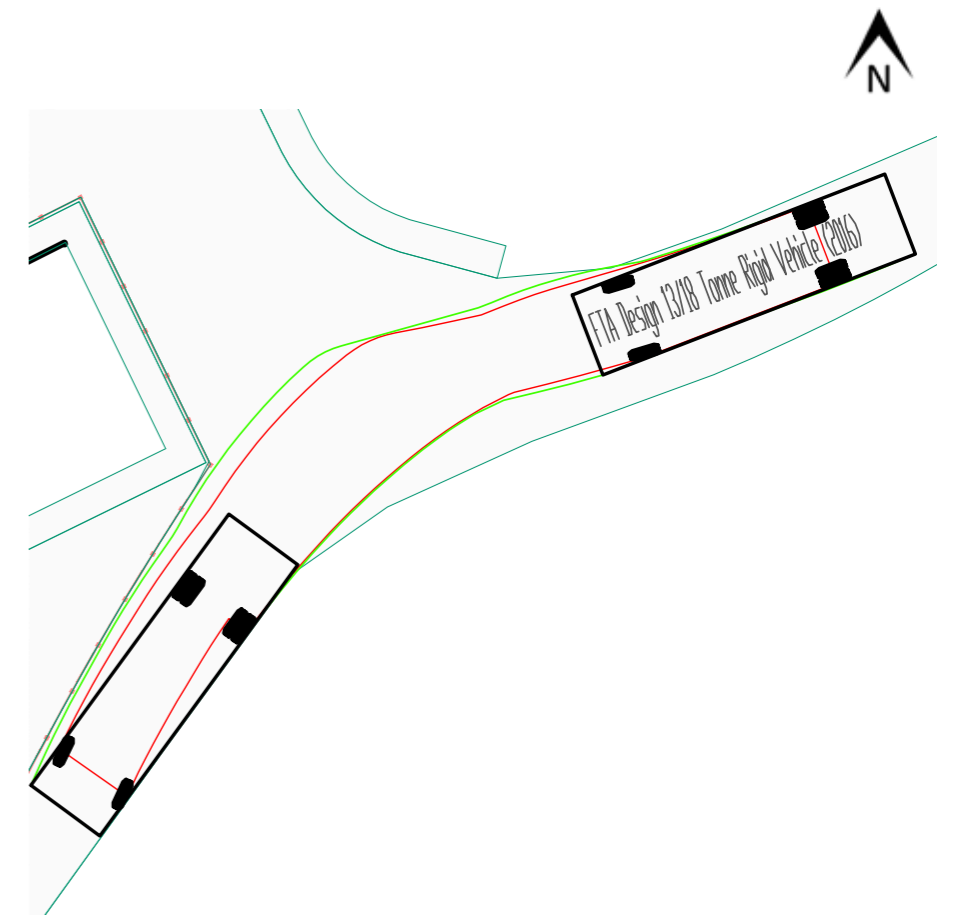
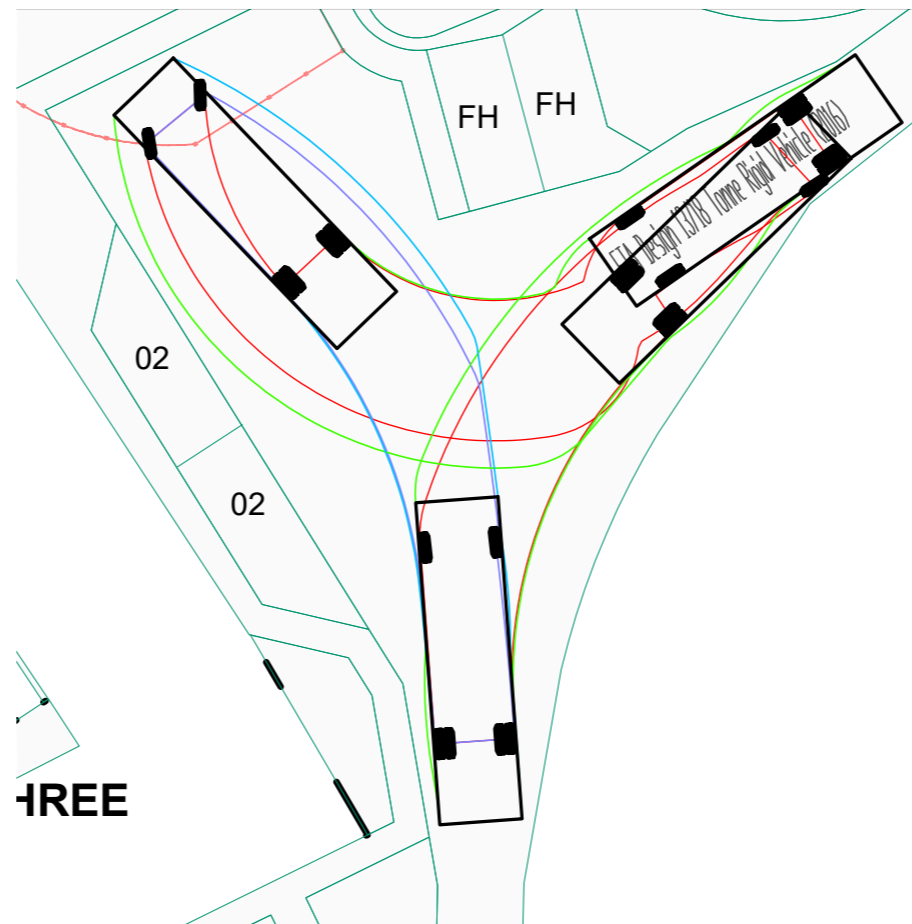
## ACCESS

### Auto Tracking

The internal layout has been assessed against the manoeuvring requirements of the following vehicles that are likely to visit the site:

- Day to day resident parking requirements - parking spaces have been assessed for a large family car (Skoda Octavia).
- Deliveries – the turning area adjacent to Barns 3 & 4 has been assessed for a 10m rigid truck, which is considered to be the largest vehicle that would ever access the site, albeit very rarely. It is worth noting that the vehicle can also turn at the entrance to the residential area adjacent to Barn 1.
- Refuse collection – it is anticipated that bins would be moved from the bin store and left adjacent to the public highway on collection day. However, if necessary, a large (11.6m) refuse vehicle could access the bin store and turn within the site adjacent to Barn 1.

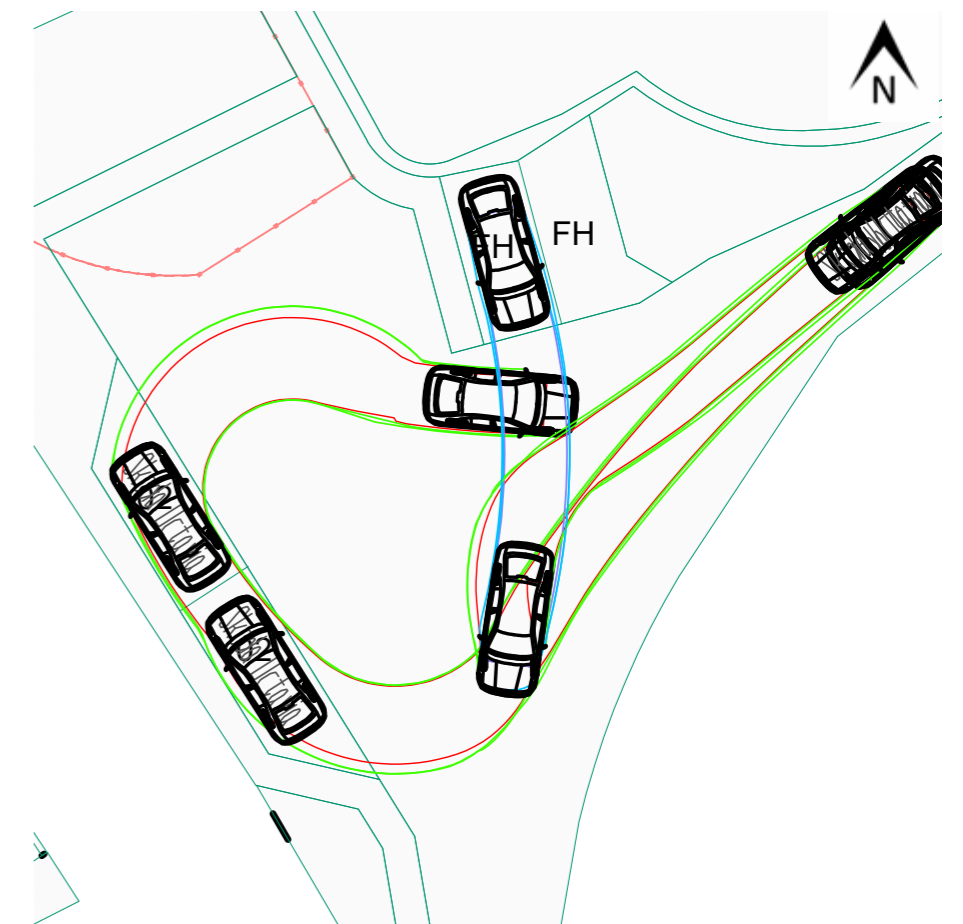
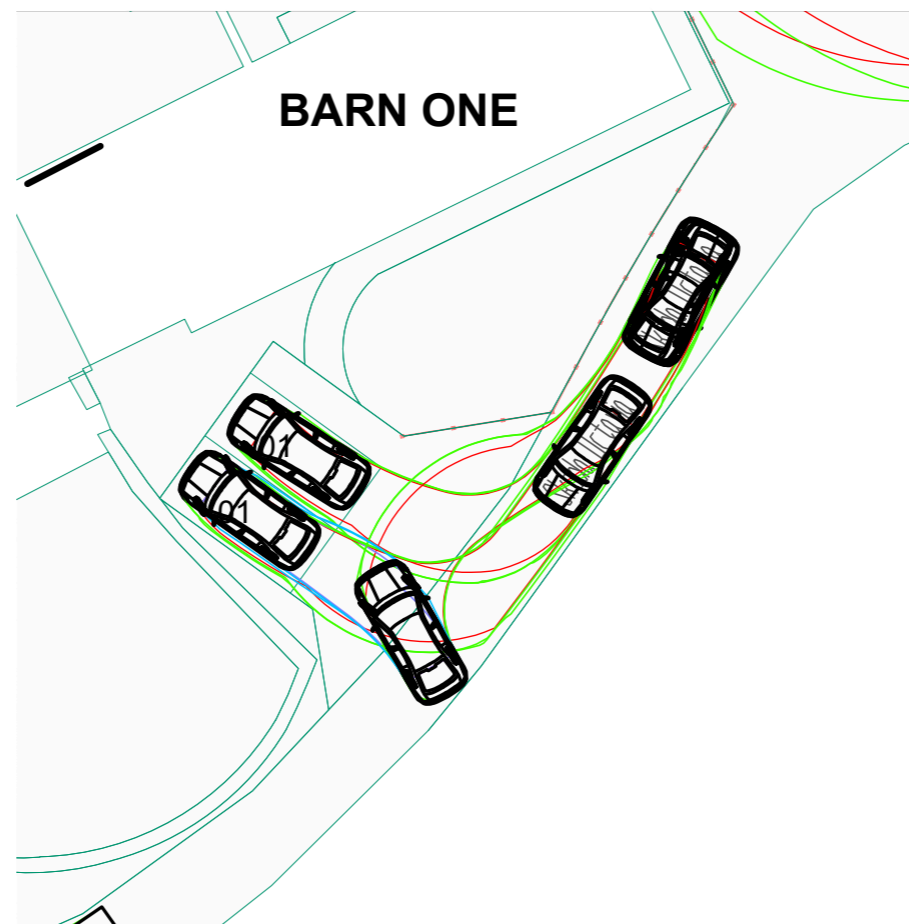
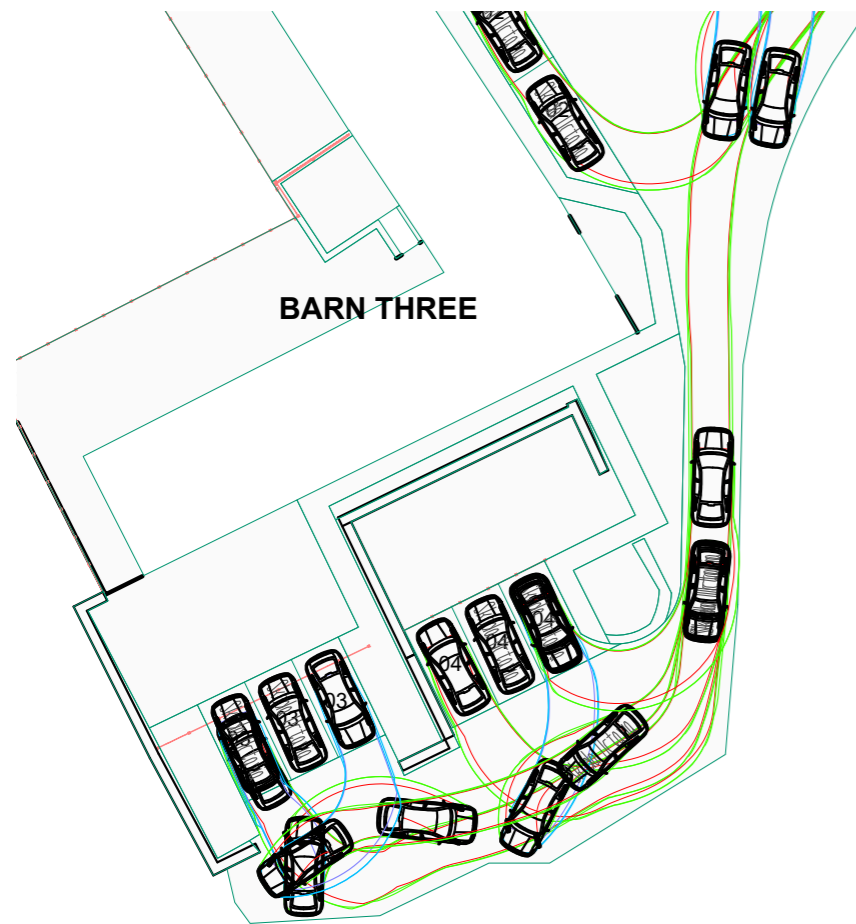
Swept path drawings are included that demonstrate the above manoeuvres.





## ACCESS

### Auto Tracking



The internal layout has been assessed against the manoeuvring requirements of the following vehicles that are likely to visit the site:

- Day to day resident parking requirements
- parking spaces have been assessed for a large family car (Skoda Octavia).

07

LANDSCAPING

## LANDSCAPING

### Surfaces, Landscaping and Boundary Treatments

The proposals include four barns comprising of three and four bedrooms.

The garden areas associated with each barn meet the criteria for class q. Refer to details in the Hedley planning statement.



Barn one: 139sqm

Barn two: 78sqm

Barn three: 194sqm

Barn four: 93sqm



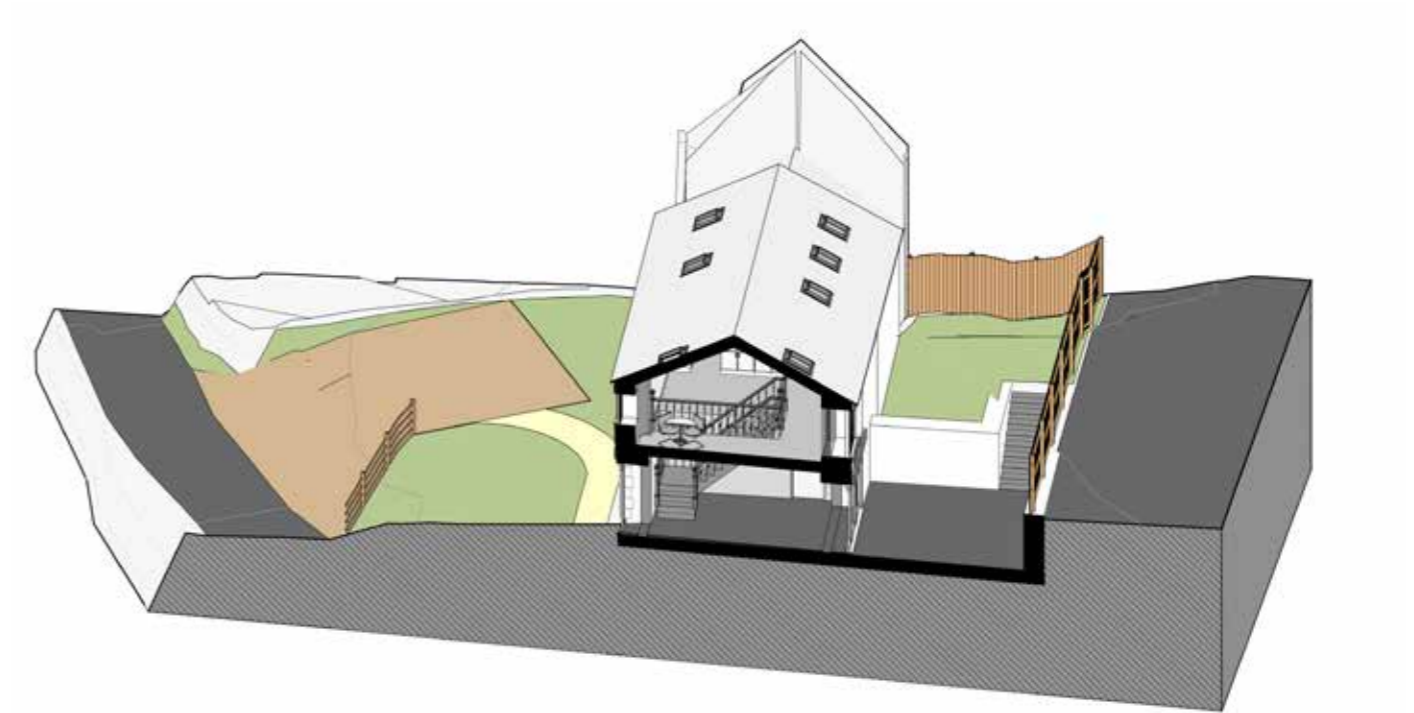
-  Community Gardens
-  Private Gardens



## LANDSCAPING

### Surfaces, Landscaping and Boundary Treatments

This scheme aims to replace, reuse and maintain the existing fabric.



Existing gravel to be reused. Gravel grid grates will be used to ensure longevity.



Close boarded timber fencing to be installed between gardens for privacy



Post and rail fence will be used where possible - where gardens are not overlooked

08

APPEARANCE

## APPEARANCE

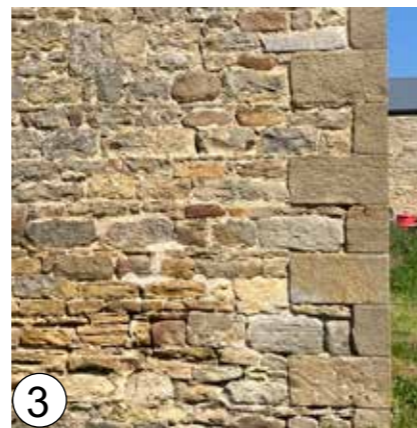
### Existing and Proposed Materials



Rooflights will be installed to increase ventilation and sunlight into the dwellings



Existing slate roof tiles will be reused where possible



Stonework will be repointed with lime mortar



Painted Softwood Windows to be installed



Large openings will be Aluminium Powder Coated or



Timber Framed.