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ASSOCIATES

Design & Access Statement

Application: Proposed Barn Conversion

Address: Sebastapol Farm, Mill Road, West Walton, PE14 7EU



Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

This 'Prior Approval: Change of use - agriculture to dwellinghouses' application is for the conversion of an existing barn to a 3 bedroom dwellinghouse at Sebastapol Farm, Mill Road, West Walton.

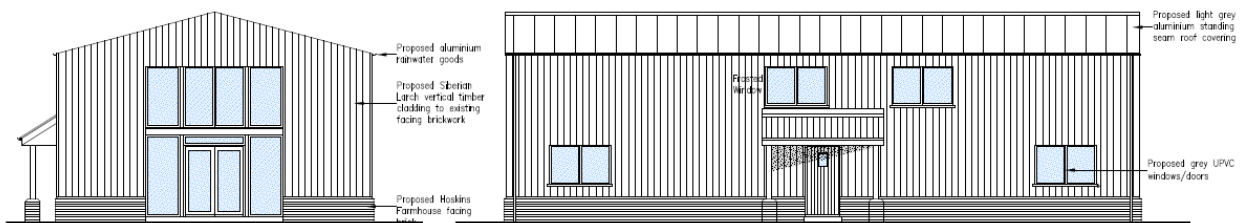
Design & Appearance

The existing barn will be converted into a well designed modern 3 bedroom dwellinghouse with vertical timber cladding, farmhouse facing brick plinth and Grey UPVC Windows/Doors.

There is an existing access on to the site, situated to the south.

The 3 bedroom 2 storey dwelling has been designed in a way in which it integrates into the existing footprint of the agricultural store/barn, while providing a modern and functional layout.

Below is the front and side elevation of the proposed dwelling of this application.



Access, Parking & Layout

The site has an access off Mill Road which will be upgraded and utilised for the proposed dwelling.

The proposed dwelling features room for parking for up to 2 cars, with ample area for the vehicles to turn and leave the site in a forward gear.

The layout of the proposed dwelling has been designed in a manner that best suits the size of the site and utilises spaces in the most efficient way possible, featuring 3 well sized bedrooms, 1 ensuite bathroom, 1 bathroom, 1 Shower/Wetroom, Lounge, Kitchen/Diner, Utility Room and an office/study.

Accommodation, Facilities and Services

This application seeks approval for a 3 bedroom detached dwelling on the outskirts of the villages of West Walton and Walpole St Peter.

Both villages have services and facilities typical of a village such as a shop, a church, a school, food outlets and recreational areas.

Hard and soft landscaping

All boundaries will remain as existing. The proposed site is currently fenced off from neighbouring properties.

The Agricultural store/barn currently shares a drive with the other agricultural store but will be separated as required.

Waste management

The proposed dwelling will have Recycling and General Waste bins and will be managed by the applicant/buyer/tenant of the property, waste collected by local authority.

Drainage

Surface water discharge will be to a dedicated soakaway.

Foul water drainage will connect to a package treatment plant.

Flood Risk Assessment

See separate FRA.

Existing Barn

Existing building consists of asbestos sheeting walls and roof which will be surveyed and removed by a specialist and replaced with a cladding of a lighter weight than the existing sheeting.

Structurally the barn has robust steel beams in good condition with no signs of deterioration.

The barn is constructed on a concrete slab which is in good condition with no signs of deterioration.

Conclusion

This application seeks approval for the conversion of an agricultural store to a 3 bedroom dwellinghouse.

We feel this proposal is low impact due to its positioning within the site of the farm.

The proposal utilises an existing barn which is to be substantially improved by this proposal of a replacement dwelling.

Therefore we believe this proposal is acceptable and should be considered for approval.