

Access Statement

Project: Residential conversion of former barn range	Date: 1 st December 2022
Client: Mrs E Hodge	Project reference: 3728
Architect: David Heron – Heron Associates	Pre-application reference:
Project Address: Winston Court Farm Llanvetherine Abergavenny NP7 8RG	Building Regulations reference:
	Building inspector:
<p>Access Statement: The brief is to design the conversion of an existing stone-built agricultural building into a two residential dwellings.</p> <p>The barns currently have very good access being situated directly from the large farm yard adjacent to the main entrance to the property. Both barns previously had cart-access doors off the yard with level thresholds and ample space to manoeuvre.</p> <p>Space for proposed parking is ample and directly adjacent to the proposed front doors. Turning space for vehicles within the existing farm yard is clear of obstructions and with good vision all around.</p> <p>The farm is accessed from a narrow lane with passing places. The access to the main road has good vision splays.</p> <p>The barns are listed buildings which will present some obstacles to accessibility. Access to some areas will be limited by the inability to provide permanent ramped approaches and some compromise may have to be made by future occupants.</p> <p>The conversions will have two stories and space for ground floor living is limited. Both barns have ground floor toilets with outward opening doors and ample turning space for a wheelchair inside.</p> <p>Means of escape is compromised in some first floor rooms where windows cannot be provided and a compromise solution of high-level rooflights is proposed instead. A sprinkler system will be installed to reduce the need for escape via windows.</p>	